



# HOUSING ELEMENT UPDATE

2008–2014

**City of Cerritos**



**Public Review Draft**  
**July 2009**

 *A City with Vision*



# CERRITOS HOUSING ELEMENT

## Housing Element Cycle

2008-2014



Adopted  
(Pending Date)

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**Chapter I**  
**INTRODUCTION/  
PUBLIC PARTICIPATION**



## **CHAPTER 1 - INTRODUCTION/PUBLIC PARTICIPATION**

Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven (7) mandated elements of the local General Plan. Housing Element law (Government Code Section 65580 et seq.) enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing developments. As a result, housing policy in the State rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the Department of Housing and Community Development (HCD) to review local Housing Elements for compliance with State law and to report its written findings to the local government.

Government Code Section 65583(c)(7) states that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

### **Section 1.1 - Introduction to the Housing Element**

Accommodating the housing needs of the State of California is an important goal for the City of Cerritos, regional agencies and State agencies. As the population of the State continues to grow and pressure on resources increases, Cerritos is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community. This Housing Element (2008-2014) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by HCD on **(Pending Date)**.

### **Section 1.2 – Housing Element and RHNA Planning Cycles**

The previous Housing Element planning cycle for the adopted Cerritos Housing Element was from 1998-2005. The new planning cycle is from 2008-2014. While the new planning cycle would have been from 2006-2012, the Housing Element planning cycle was changed due to a request by the Southern California Association of Governments (SCAG) to HCD to extend the start of the new planning cycle from 2006 to 2008. This was accommodated in order to coordinate the Regional Transportation Plan (RTP) process with the Regional Housing Needs Assessment (RHNA) process. A two (2) year extension to the beginning of the new planning cycle was granted by HCD from 2006 to 2008 for all Housing Elements in the SCAG region and elements were deemed in compliance during that time.

This Housing Element is based on the 2008-2014 planning period cycle. However, the Regional Housing Needs Assessment (RHNA) cycle for this document is from 2006-2014. RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period. Therefore, any new affordable housing

developments that were constructed from 2006 to 2008 will be included in the 2008-2014 Housing Element planning cycle.

### 2006-2014 RHNA Cycle

### 2008-2014 Housing Element Cycle

← Projects completed between 2006 and 2008 will be counted towards the 2008-2014 Housing Element planning cycle.

### Section 1.3 - Purpose

The State of California has declared that the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. In addition, early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of all economic levels (Government Code Section 65580). Further, State Housing Element law requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs (Government Code Section 65583).

The law requires:

- ✓ An analysis of population and employment trends;
- ✓ An analysis of the City's fair share of the regional housing needs;
- ✓ An analysis of household characteristics;
- ✓ An inventory of suitable land for residential development;
- ✓ An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- ✓ An analysis of special housing needs;
- ✓ An analysis of opportunities for energy conservation; and
- ✓ An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Cerritos.

### Section 1.4 - Organization

The Cerritos Housing Element is organized into five primary sections:

1. Review of Previous Element: an evaluation of the previous element based on appropriateness, effectiveness and progress of the previous housing program;
2. Housing Needs: an analysis of demographic variables, such as population,

employment and households;

3. Inventory of Resources: an analysis of the housing supply, housing condition, housing vacancy, housing affordability, neighborhood resources and at-risk units;
4. Constraints: an identification of governmental constraints, non-governmental constraints and opportunities for energy conservation; and
5. Housing Program: an identification of housing goals, policies and objectives, as well as funding sources, schedules for implementation, and a summary of quantified objectives.

### **Section 1.5 - Relationship to Other Elements**

State law requires that the General Plan and Elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies (Government Code Section 65300.5). The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The Housing Element is part of the Cerritos General Plan. All elements of the Cerritos General Plan have been reviewed for consistency and completed in coordination with the Housing Element.

### **Section 1.6 - The State Housing Goal**

Attainment of the State's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. At this time, counties and cities analyze the needs of their respective communities in the formulation of a Housing Program. The Housing Program sets forth goals, policies and objectives toward the attainment of the local housing unit goals and ultimately the State housing goal. RHNA is a process that devises the number of housing units a city, county or agency must plan for in its Housing Element. The RHNA process starts with the California Department of Finance estimate of the state's total housing needs from all income levels. That number is divided proportionately among the state's regions, then further divided and assigned to each city and county by regional councils of governments.

Between 1998 and 2005, the Southern California Association of Governments (SCAG) region achieved 114 percent of the RHNA goal through new construction. Imperial County had the lowest level of achievement out of the area counties with 64 percent, while San Bernardino and Riverside Counties had the highest levels of achievement. The remaining counties ranged between 79 percent and 131 percent of achievement. Los Angeles County most likely did not achieve its housing goals between 1998 and 2005 due to three (3) reasons:

1. There is a lack of large, easily developed residentially zoned vacant land in Los Angeles County. At the same time, there are easily developed large vacant tracts in nearby counties, such as Riverside County;

2. The future needs in SCAG’s RHNA were established according to previous household growth rates, instead of the availability of vacant residential lands or anticipated job growth. This resulted in inappropriate housing allocations; and
3. The high cost of land in Los Angeles County relative to other counties.

**TABLE 1  
RHNA ACHIEVEMENT LEVELS - SCAG REGION BY COUNTY (1998-2005)**

<b>Jurisdiction</b>	<b>RHNA Goal</b>	<b>New Construction</b>	<b>Level of Achievement</b>
Los Angeles County	179,003	141,133	79%
Orange County	75,502	78,579	104%
Riverside County	93,593	166,559	178%
San Bernardino County	57,652	78,798	137%
Ventura County	19,734	25,904	131%
Imperial County	12,500	7,959	64%
<b>SCAG REGIONAL TOTAL</b>	<b>437,984</b>	<b>498,932</b>	<b>114%</b>

Source: SCAG

Comparatively, Los Angeles County’s level of RHNA achievement is similar to the overall performance of Cerritos. Cerritos was only able to achieve 70 percent of the total RHNA goal through new construction, which is less than the level of achievement for the County and the SCAG region. However, the City was able to achieve over 100 percent of its very low and low income allocation categories (241% and 317%, respectively). The 70 percent overall achievement level can be attributed to a lack of large tracts of residentially zoned vacant land and high property values. The City is almost built-out and any **with limited** available vacant land is located in commercial areas, which are not compatible with residential land uses.

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**TABLE 2a**  
**RHNA ACHIEVEMENT LEVELS - CERRITOS**  
**AND SURROUNDING CITIES (1998-2005)**

Jurisdiction	RHNA Goal	Actual Construction	Level of Achievement
<b>Cerritos</b>	<b>340</b>	<b>239</b>	<b>70%</b>
Artesia	145	181	125%
Bellflower	686	590	86%
Buena Park	1,011	984	97%
Cypress	578	478	83%
Lakewood	866	103	12%
La Mirada	371	529	143%
La Palma	79	137	173%
Norwalk	445	287	64%
Santa Fe Springs	94	58	62%

Source: SCAG

**TABLE 2b**  
**RHNA ACHIEVEMENT LEVELS BY CATEGORY- CERRITOS (1998-2005)**

Jurisdiction	Very Low (Goal)	Very Low Actual Construction	Percentage	Low (Goal)	Low Actual Construction	Percentage
Cerritos	54	130	241%	41	130	317%

Source: SCAG and California Department of Housing and Community Development

The City achieved a 70% total RHNA achievement level; however, as compared to surrounding cities, Cerritos was able to achieve a very-high achievement level for its very low and low income categories. In fact, the City constructed more than what was required by the State. The City was instrumental in constructing 130 very low income units, which is a 241% level of achievement and 130 low income units, which equates to a 317% level of achievement. The very-high level of achievement illustrates the City's commitment to the State's goal of providing housing for a variety of income levels.

**Section 1.7 - Cerritos Housing Goals and Policies (1998-2005)**

The goals and policies of the Housing Element provide direction for the City's programs or actions. The goals and policies and subsequent programs or actions were formulated to address the existing and future housing needs of all segments of the community according to the state, regional and county framework, in concert with the City's housing needs, resources and constraints. Below are the goals and policies from the previously adopted Housing Element (1998-2005).

### Goals

The goals of the Cerritos Housing Element are as follows:

- Goal 1:** Encourage the provision of a wide range of housing types;
- Goal 2:** Promote the minimization of constraints on housing development;
- Goal 3:** Preserve and enhance the quality of the existing housing stock; and
- Goal 4:** Provide opportunities for home ownership.

These goals have been adopted to establish the direction the City intends to take to address its housing issues.

### Policies

- Policy 1:** Facilitate the development of housing for all household types, including special needs.
- Policy 2:** Provide incentives to affordable housing developers in the form of financial contributions, density bonus, land contributions, development standard flexibility and fee waivers.
- Policy 3:** Assist developers in the identification of suitable residential sites.
- Policy 4:** Support the development and enforcement of Federal and State antidiscrimination laws.
- Policy 5:** Minimize permit and development review costs for affordable housing.
- Policy 6:** Promote flexibility in development standards for innovative developments.
- Policy 7:** Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
- Policy 8:** Encourage the maintenance and repair of existing housing.
- Policy 9:** Maintain and expand a residential grant program for low-income households and special needs groups.
- Policy 10:** Require the preservation of affordable housing, when possible.
- Policy 11:** Support neighborhood associations and residents in the pursuit of City Wide Pride.

- Policy 12:** Encourage the conservation of natural resources and the reduction of energy conservation **use** through the promotion of alternative energy sources.
- Policy 13:** Investigate the need for a lead-based paint and asbestos hazards reduction program and establish a program, if needed.
- Policy 14:** Improve housing assistance for low and moderate income households to obtain homeownership.
- Policy 15:** Utilize public and private funds to assist first-time homebuyers.
- Policy 16:** Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

### **Section 1.8 - Public Participation**

Government Code 65583(c)(7) states that "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." With this in mind, the City participated in extensive public outreach to educate and engage the community on the City's affordable housing program and the development of the Housing Element.

Opportunities for residents to recommend strategies for, review, and comment on Cerritos' Housing Element are an important component of the Housing Element preparation. Public participation for the 2008-2014 Housing Element included a series of study sessions and public hearings. The City conducted extensive outreach to the community to address housing needs and to develop appropriate solutions. For instance, the City and the ABC Unified School District (District) conducted a combined total of twenty-six (26) public meetings and public hearings in regard to affordable housing and RHNA requirements in connection with the Cuesta Villas affordable housing development, which includes 247 units and will meet the City's very low, low and moderate income unit requirement. Meetings were held by both the City and the District to engage the public on affordable housing. In fact, the City and the District held two (2) joint public hearings.

On two (2) separate occasions, the City sent an invitation by mail to every household in Cerritos inviting them to public hearings. The Cuesta Villas development is a partnership with the District to provide affordable housing to District employees, City employees and the broader community. Cuesta Villas originally began as workforce and family housing; however, after multiple public meetings, the development was changed to an affordable senior rental housing development (residents over 55 years of age) in response to public feedback and involvement. It was this modification to the project scope that enabled the Cuesta Villas project to receive public support and ultimate approval by the Cerritos City Council and the ABC Unified School Board for



additional affordable housing in Cerritos and an achievement of the local housing construction need.

The City also conducted a public workshop on April 15, 2008 to discuss the Housing Element. The City notified the community with an advertisement in the Los Cerritos Community News for two (2) weeks prior to the workshop. In addition, an advertisement was placed in the April edition of the Cerritos News, the City's monthly newspaper. Further, the City posted an advertisement in the Cerritos local cable network and on the City's website. Finally, public comment cards were disseminated to the workshop participants and the City encouraged additional feedback for the Housing Element.

In order to further engage the community, staff from the Department of Community Development attended the annual City sponsored Spring Festival on April 26, 2008. At this festival, a booth was provided and City staff distributed comment cards and addressed questions from the public in regard to the Housing Element. In addition, informational packets were disseminated during the event.

After the extensive public outreach, a public review draft was prepared and was made available to the community for a 45-day review period from January 23, 2009 to March 9, 2009. The public review draft was sent to the Los Angeles County Housing Authority (LACHA), **ABC Unified School District**, eight (8) neighboring cities, Los Angeles County, Orange County, eighteen (18) non-profit organizations and various service providers (See Attachment 4). The Planning Commission conducted a public hearing on June 17, 2009.

Finally, the City Council conducted a public meeting on **(Date)**. Notification was published in the local newspaper in advance of each hearing and copies of the draft Housing Element were made available for public review at City Hall and the Cerritos Library, and an electronic copy was made available for download from the City's website. ~~In addition, a copy of the draft Housing Element was sent to the ABC Unified School District.~~

### **Section 1.9 - Public Comments**

~~(Pending comments from the public from the 45-day comment period and public hearings.)~~

**On the following page are the comments received from the public during the 45-day comment period and during the public hearing held by the Planning Commission on June 17, 2009.**

*[This space is intentionally left blank.]*

<b>Number Reference</b>	<b>Commenting Person/Agency</b>	<b>Date of Comment</b>	<b>Page Number of Housing Element</b>
1	County of Los Angeles	Letter dated April 24, 2009.	Applies to the entire document.
2	Jay Gray, Cerritos resident	Public hearing held on June 17, 2009 with the Planning Commission.	Not applicable.

### Response to Comments

1. The City of Cerritos received a letter dated April 14, 2009 in regard to the Notice of Availability of the 2008-2014 Draft Housing Element. The Los Angeles County Fire Department, which includes the Planning Division, Land Development Division, Forestry Division and Health Hazardous Materials Division had no comments.
2. On June 17, 2009, the Planning Commission conducted a public hearing to review and consider the 2008-2014 Draft Housing Element. A Cerritos resident, Mr. Jay Gray, addressed the Planning Commission and requested that safety issues be added in the draft document. Government Code Section 65588 requires that Housing Elements contain an identification and analysis of existing and projected housing needs and scheduled programs for the preservation, improvement and development of housing. Safety issues raised by Mr. Gray are not required under the California Government Code, which identifies requirements for Housing Elements. Rather, Safety issues such as crime, fire and medical emergencies are addressed in the Safety Element of the General Plan. In fact, the Safety Element has goals and policies in place to ensure that these issues are addressed. Below are some of the goals and policies in the Safety Element.

**Goal SAF-6: Maintain the high-quality of services provided by the Sheriff’s Department.**

**Policy SAF-6.3: Provide periodic reviews of response times to ensure emergency response reflects department standards.**

**Policy SAF-6.4: Ensure proper protection and visibility of law enforcement at major commercial centers in the City.**

In addition, the Community Design Element addresses safety in regard to housing. The physical design of a project can have a profound effect on the overall safety of the project from the aspect of criminal activity. The Community Design Element states that projects should demonstrate concern for user safety by being appropriately designed to reduce opportunities for

**criminal activity. Below are the goal and policies that address safety in the Community Design Element.**

**Goal CD-5: Create a safe place to live, work and play by incorporating public safety considerations into community design.**

**Policy CD-5.1: Decrease the opportunity for criminal activity by addressing high-risk circumstances (i.e., a dark alley, an enclosed stairwell, dark entrances). Involve the Police and Fire Department in reviewing and making design recommendations during the project review period.**

**Policy CD-5.2: Implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity.**

**Policy CD-5.3: Provide CPTED training to City staff to ensure implementation of public safety strategies through better community design.**

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## Chapter 2

# REVIEW AND REVISE

**CHAPTER 2 - REVIEW AND REVISE**

Government Code Section 65588 requires "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

**Section 2.1 - Appropriateness, Effectiveness and Progress**

The following section evaluates the appropriateness, effectiveness and progress of the City's Housing Program through its goals, policies and subsequent program actions from the previous Housing Element cycle from 1998-2005.

1. AB 1290 – Redevelopment Agency Implementation Plan	
Policy/Program	Accomplishments
<p><u>Action:</u> The Redevelopment Agency Implementation Plan (AB 1290) will be reviewed on an annual basis to evaluate the effectiveness, appropriateness and progress of the Cerritos Redevelopment Agency.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Pursuant to California Health and Safety Code Section 33490, redevelopment agencies are required to adopt a Five-Year Implementation Plan by the end of 1994 and every five years thereafter, with a mid-term review between the second and third year. Staff is currently submitting an annual progress report to the Agency to inform the public regarding Agency activities.</p> <p><u>Effectiveness:</u> Highly successful. The Agency prepares this report, which includes information on housing, the five-year capital improvement program and redevelopment project area activities. During the preparation of the report, the Agency evaluates effectiveness, appropriateness and progress of the redevelopment areas' programs.</p> <p><u>Appropriateness:</u> Pursuant to California Health and Safety Code Section 33490, the Agency will continue to review the Implementation Plan on an annual basis to evaluate the effectiveness, appropriateness and progress of the Agency's activities.</p>

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<b>2. At-Risk Preservation</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Preserve government assisted units at-risk of conversion to market rate uses.</p> <p><u>Timing:</u> 2005</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Not applicable. This program applies to affordable units that are at risk of conversion to market rate uses.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> This program applies to affordable units that are at risk of conversion to market rate uses. At this time, there are (4) affordable housing developments in the City with affordability covenants. Emerald Villas, Pioneer Villas and Vintage Cerritos have 30-year affordability covenants and restrictions, while Fountain Walk has 45-year covenants. These units would not be at risk of conversion to market rate until 2031, at the earliest. The City analyzed the current affordable units and recommends that this program be implemented in future Housing Element cycles.</p>

<b>3. Cerritos Code Enforcement Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community and Safety Services/Department of Community Development</p>	<p><u>Progress:</u> In order to prevent the deterioration of the housing stock, the City has continued to bring sub-standard properties into compliance with existing codes. Monthly, the City has a caseload from 50 to 75 various residential violations, with one-third to one-half of those being resolved within a month. The remaining unresolved case violations are reviewed in the subsequent months.</p> <p><u>Effectiveness:</u> Highly successful.</p> <p><u>Appropriateness:</u> The City will continue with this program to enforce the Cerritos Municipal Code. In addition, Code Enforcement staff will continue to refer low- to moderate-income homeowners that have property maintenance violations to the Department of Community Development for grant and loan assistance to help rectify their code violations.</p>



4. City Wide Pride Program	
Policy/Program	Accomplishments
<p><u>Action:</u> Continue to support the City Wide Pride beautification program and other neighborhood associations in an effort to maintain the City's existing housing stock by encouraging residents and property owners, through proactive enforcement and positive reinforcement, to maintain their property.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community and Safety Services</p>	<p><u>Progress:</u> The City Wide Pride Program continues to operate successfully, with the City recognizing up to 100 houses per year from designated City-wide geographical areas. In addition, a banquet is held each year to honor the City Wide Pride program winners. The program also incorporates volunteer judges from the community, who are honored at the annual banquet as well. In 2008, the Property Preservation Commission reduced the number of geographical areas and the number of homes recognized.</p> <p><u>Effectiveness:</u> Successful. From the 1998-2008 Housing Element cycle, a total of 1,150 houses have been recognized by the Property Preservation Commission and the City Council. Houses are awarded for overall aesthetic appearance and landscaping. The program has developed community pride in homeownership, has reduced blighted properties, and has improved the City's housing stock. The program also promotes community participation through the volunteer judges program.</p> <p><u>Appropriateness:</u> Due to the program's overall success and value, the City intends to continue with this program throughout the next Housing Element cycles. The City will continue to work through the Property Preservation Commission to oversee the program. For the 2008-2014 Housing Element cycle, the City will continue with this program; however, the program will award fifty (50) homes per year in five (5) geographic areas.</p>

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5. Density Bonus Program	
Policy/Program	Accomplishments
<p><u>Action:</u> Continue the City’s Density Bonus Program that grants a density bonus of 25 percent, along with other regulatory concessions to ensure lower development costs, for developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for “qualifying residents” (e.g, senior citizens). The Program ensures affordability of all lower income density bonus units for a minimum 30-year period.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Minimal progress was achieved with the Density Bonus Program. However, the City/Agency constructed 324 affordable housing units without the utilization of the Density Bonus Program.</p> <p><u>Effectiveness:</u> During the 1998-2005 Housing Element cycle, no developer requested additional housing units under the Density Bonus Program.</p> <p><u>Appropriateness:</u> In accordance with Government Code Section 65915 et seq., the City/Agency will continue to support this program by way of recommending inclusion in the 2008-2014 Housing Element cycle.</p>

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6. Downtown Rebound Planning Grant	
Policy/Program	Accomplishments
<p><u>Action:</u> Apply for a Downtown Rebound Planning Grant. Objective: To conduct a feasibility analysis and create an action plan regarding increasing housing through removing barriers and promoting infill housing, mixed-use developments and transit corridor development in Cerritos “downtown” area, with an emphasis on creating the maximum amount of affordable housing under the Downtown Rebound Planning Grant guidelines.</p> <p><u>Timing:</u> Spring 2003</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> The City reviewed the requirements for the Downtown Rebound Planning Grant program and concluded that it may not apply based on the site conditions in the Cerritos "downtown area". According to the Cerritos General Plan, the City's "downtown" is comprised of two (2) general areas: the Civic Center and Los Cerritos Center area. These two (2) "downtown" areas are built-out and they do not have available land for infill housing sites or a mixed-use development. In addition, the provision of housing is not compatible with existing land use zoning in these areas.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> The City does not intend to pursue this grant for housing opportunities. Rather, the City will pursue other grants and loan opportunities for housing developments, such as Proposition 1C Funds, for other areas in the City.</p>

7. Energy Conservation Program	
Policy/Program	Accomplishments
<p><u>Action:</u> Implement a program that educates the public in regard to energy conservation and promotes the use of alternative energy sources through financial reimbursement programs.</p> <p><u>Timing:</u> 2005</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Due to the lack of resources, the City did not implement this program. However, the City is committed to energy conservation and green building designs and will pursue educational opportunities during the 2008-2014 Housing Element cycle.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> Due to the lack of staff and resources, this program was not implemented. The City will review this program during the 2008-2014 Housing Element cycle and explore possibilities of promoting energy conservation and alternative energy sources.</p>

<b>8. Equal Housing Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to discrimination complaints. The City will make available literature on the Program at the Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information.</p> <p><u>Timing:</u> 2002</p> <p><u>Responsibility:</u> Department of Community Development/Fair Housing Council</p>	<p><u>Progress:</u> Due to limited resources and the lack of demand from the public, the City did not take action towards implementation of this program. Various municipalities use Community Development Block Grant (CDBG) funds to implement this program. During the 1998-2005 Housing Element cycle, the City exchanged its CDBG funds with other municipalities for General Fund monies.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> During the 1998-2005 Housing Element cycle, the City received a small quantity of phone calls requesting information in regard to discrimination complaints. City staff referred the clients to the Fair Housing Foundation in Long Beach to address their concerns. The City will explore the possibility of retaining a third-party agency to address discrimination complaints during the 2008-2014 Housing Element cycle. In addition, the City will explore funding opportunities such as CDBG and other funding sources for the Equal Housing Program.</p>

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9. First-Time Home Buyers Assistance Program	
Policy/Program	Accomplishments
<p><u>Action:</u> Determine if there is a need for a First-Time Home Buyers Assistance Program. If need exists, investigate possible consulting firms with whom to contract out that can coordinate and administer such a program. The program, if necessary, would target households that are in the low and moderate income groups.</p> <p><u>Timing:</u> Need evaluation – 2002, Program implementation – 2004</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> The Agency sought to establish a program that identified applicable funding sources for First-Time Home Buyer Assistance Program. The program was never established, due to the lack of staffing, the high cost of housing in the Cerritos and the lack of funding. Currently, public inquiries are referred to the Los Angeles County Community Development Commission, which offers a County-wide first-time home buyers program.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> The City concluded that this program may not be feasible in the Cerritos at this time. The City will reevaluate this program during future Housing Element cycles.</p>

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10. Homeless Shelter Program	
Policy/Program	Accomplishments
<p><u>Action:</u> Continued annual contribution to local homeless shelters in the region. Specifically, the continued \$50,000 contribution to the Rio Hondo shelter for the homeless and the \$20,000 contribution to the Su Casa Crisis and Support Center/Transitional Housing for battered women. Annual review of contributions to determine if an adjustment to funding is necessary.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community Development/Department of Community and Safety Services</p>	<p><u>Progress:</u> The City continues to contribute to homeless shelters and transitional housing shelters. The City contributes on an annual basis \$50,000 to the Rio Hondo Homeless Shelter and \$20,000 to Su Casa for battered women and children.</p> <p><u>Effectiveness:</u> Highly successful. Rio Hondo has the capacity to assist up to twenty-five (25) families with children at any given time. Su Casa offers a 30-day crisis shelter and emergency housing to up to twenty-two (22) clients and one-year transitional housing for up to twenty-four (24) clients.</p> <p><u>Appropriateness:</u> The City determined that this an effective program and will continue with funding in order to address the homeless and transitional housing needs for the local area.</p>

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11. Housing Element Review Program	
Policy/Program	Accomplishments
<p><u>Action:</u> The housing element will be reviewed annually to evaluate the effectiveness, appropriateness and progress of the Cerritos housing goals, programs and actions.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community Development/Department of Administrative Services</p>	<p><u>Progress:</u> The City/Agency conducts an annual review of the Housing Element with the submission of the Agency's annual report to the City Council and the state Department of Housing and Community Development (HCD).</p> <p><u>Effectiveness:</u> Highly successful. Pursuant to Health and Safety Code Section 33080.1, the Agency is required to prepare an annual report to its legislative body within six months of the end of the Agency's fiscal year. In addition, the report must be submitted to HCD on an annual basis. The detailed report includes all the Agency's activities, which include capital projects and housing activities for the previous fiscal year. In preparation of the report, the City/Agency evaluates the Housing Element's programs, goals and actions. This program allows City/Agency to review the Housing Element on an annual basis and determine which housing programs are effective.</p> <p><u>Appropriateness:</u> City/Agency intends to continue with this program throughout the next Housing Element cycles.</p>

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12. Land Use Element Review Program	
Policy/Program	Accomplishments
<p><u>Action:</u> As part of the General Plan Update, the Land Use Element will be reviewed by 2002 to determine if any non-residential zoned land can be converted to residential uses and to evaluate possibilities of higher residential land densities in an effort to investigate ways of maximizing land use and identify possible new or under-utilized sites appropriate for multi-family development.</p> <p><u>Timing:</u> 2003</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> The Cerritos General Plan, including the Land Use Element, was adopted on January 6, 2004. The Land Use Element identified several parcels that were underutilized or vacant and that would serve as possible sites for residential uses.</p> <p><u>Effectiveness:</u> Highly successful. The City/Agency was able to construct 324 affordable units and 47 above moderate units.</p> <p><u>Appropriateness:</u> Due to the success of the program, the City intends to proceed with the implementation of this program with the 2008-2014 Housing Element cycle.</p>

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<b>13. Large Family Study</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Investigate the various housing needs of large families in the community. <u>Objective:</u> Determine if the City is providing enough housing for large families in the City in the very-low, low and moderate income categories. If there is an unmet need, explore ways of meeting need through new construction, mixed-use housing and governmental programs.</p> <p><u>Timing:</u> 2004</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Due to limited resources, the City was not able to pursue the implementation of this program. During the 1998-2005 Housing Element cycle, the City focused on a greater housing need, which was affordable senior housing developments.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> The City has evaluated the current population trends and 2000 Census data for large families and has concluded that there is a minimal need for housing within this category. The 2000 Census data identify 19 percent of Cerritos households as having 5 or more persons living in the same unit. In addition, the Census data indicates that Cerritos population has decreased from 1990 to 2000. The City will explore large family housing needs during the 2008-2014 Housing Element cycle.</p>

<b>14. Lead-Based Paint and Asbestos Reduction Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Evaluate the need for a lead-based paint and asbestos reduction program. If a need exists, implement a program that offers financial reimbursements to affected housing unit owners.</p> <p><u>Timing:</u> Need evaluation – 2002, Program implementation – 2005</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> As part of the Residential Assistance Loan Program (L-RAP), the Agency hired a consulting firm in 2006 to implement the lead-based paint/asbestos testing and removal program. The Agency offers a grant of up to \$10,000 for testing and removal of lead-based paint and asbestos for L-RAP applicants.</p> <p><u>Effectiveness:</u> Successful. A total of three (3) clients have benefited from this program and the Agency has awarded \$11,160.</p> <p><u>Appropriateness:</u> The Agency will continue with the program in order to assist L-RAP applicants. This program is being recommended for the 2008-2014 Housing Element cycle.</p>

<b>15. Multi-Family Housing Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u>                      After the Land Use Element is updated and a site database of vacant or under-utilized land has been created, the Redevelopment Agency will identify appropriate sites for multi-family development. The City will then discuss with the owners of the identified sites, the possibility of the City acquiring the sites for future multi-family development. The zoning requirement of multi-family development being on no less than 3-acres of land will not apply to this Program. Specifically, since multi-family developments such as the Emerald Villas and Pioneer Villas Affordable Senior Housing Projects require the creation of unique development guidelines, standard Multi-Family Residential (RM) zoning requirements are not applicable resulting in the creation of an Area Development Plan (ADP). In addition to the 126 unit Emerald Villas, 98 units Pioneer Villas, and 155 units Chancellor Village (now called Vintage Cerritos) projects, the City is proposing to develop a for- sale senior housing project at the southeast corner of Carmenita Road and 183<sup>rd</sup> Street.</p> <p><u>Timing:</u>                      2004</p> <p><u>Responsibility:</u>                      Department of Community Development</p>	<p><u>Progress:</u>                      City/Agency staff identified multiple sites for multi-family housing developments from the Land Use Element.</p> <p><u>Effectiveness:</u>                      Highly successful. The City/Agency was able to construct 126 units at Emerald Villas, 98 units at Pioneer Villas, and 147 units at Vintage Cerritos with the sites identified in the Land Use Element.</p> <p><u>Appropriateness:</u>                      Due to the success of the Multi-Family Housing Program in meeting the stated program action, City/Agency is recommending that this program continue throughout the next Housing Element cycles.</p> <p>It should be noted that the City made a concerted effort to develop an affordable multi-family development for families through the Cuesta Villas proposal. Due to public comments received from community stakeholders, the original concept of providing workforce housing was modified to a senior housing development. The original concept was changed due to the overwhelming opposition from the community towards non-senior affordable housing. Nevertheless, the City will continue to identify possible sites for multi-family housing developments for families. During the 2008-2014 Housing Element cycle, the City will pursue a strategy of working with the community to address affordable multi-family housing in Cerritos in partnership with State and Federal agencies in addition to local housing providers.</p>

**16. Officer/Fireman/Teacher/City Employee Next Door Homeowners Assistance Program**

Policy/Program	Accomplishments
<p>Action: Investigate potential sites and legalities of a program that would offer single-family homes at a discount to sheriffs or firemen assigned to the City of Cerritos, peace officers or firemen assigned to adjacent jurisdictions, ABC Unified School District teachers, and City of Cerritos employees. Eligible participants must have a moderate income (between 80 and 120 percent of the median income). Terms of the proposed program may require: 1) participants to live in the subject property as their sole residence for at least fifteen years after purchase; and 2) include a discount off the list price of the subject property in the form of a second mortgage that is the equivalent of the discounted price that will be waived after the mandatory occupancy period is satisfied. If the buyer leaves the home during the mandatory occupancy period, he/she will be required to repay the Agency a portion of the second mortgage depending on length of occupancy.</p> <p><u>Timing:</u> 2005</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Due to the high cost of housing in Cerritos and the Agency's commitment to funding affordable housing developments during the 1998-2005 Housing Element cycle, the City concluded that this program may not be appropriate for implementation at this time. According to DataQuick Information Services, the median price for a house in Cerritos in May 2002 was \$368,000. In comparison, the median price for a home in February 2007 was \$672,500, almost double from 2002. Due to the high cost of housing, this program is not financially feasible at this time.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> The City will re-evaluate this program during the 2008-2014 Housing Element cycle. As currently proposed, the program would assist public employees to purchase only single-family homes in Cerritos. The City would amend the program to include multi-family units (condominiums and apartments) in addition to single-family homes. With this measure, public employees such as firefighters and peace officers would have greater local affordable housing opportunities.</p>

17. Owner-Occupied Housing Rehabilitation	
Policy/Program	Accomplishments
<p><u>Action:</u> Investigate need for a low interest rehabilitation loan or grant program that would be utilized to allow citizens of Cerritos to make improvements to their homes or correct code violations on first-need criteria. If the need is present, implement program with priority for senior and disabled persons that are within the very low, low and moderate income groups and homeowners that have been identified as violating City housing codes that are within the very low, low and moderate Income groups.</p> <p><u>Timing:</u> Need evaluation – 2003, Program implementation – 2005</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> In 2005, the City/Agency implemented the Residential Assistance Loan Program (L-RAP) to assist low- to moderate-income families with their home improvement needs. The program offers a \$20,000, 15-year deferred loan at 3% simple interest. Qualified residents may utilize the loan for exterior and interior home improvements. In addition, the loan may be utilized to correct code violations on the property. Further, the program offers a grant up to \$10,000 for lead based paint and asbestos testing and removal. The Agency has budgeted \$250,000 annually for this program.</p> <p><u>Effectiveness:</u> Highly successful. The L-RAP assisted one (1) resident during the first year of implementation in fiscal year 2005-2006. However, in fiscal year 2006-2007, City/Agency staff processed nine (9) new loan applications and the demand for the program continues to grow.</p> <p><u>Appropriateness:</u> Due to the success of the program, the City will continue to offer the deferred loans in order to assist homeowners with their home improvement needs.</p>

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18. Redevelopment Set-Aside Fund Transfers	
Policy/Program	Accomplishments
<p><u>Action:</u>                      Research feasibility and need of redevelopment set-aside fund transfers. Explore the possible benefits of AB 2041, which recognizes the difficulty cities may have building low and moderate income housing due to the availability and cost of land. The Assembly Bill would allow cities to establish a joint powers authority that would pool their low and moderate income housing funds to allow for affordable housing to be built in their surrounding area. Determine the likelihood the surrounding cities in the immediate area would participate.</p> <p><u>Timing:</u>                      2003</p> <p><u>Responsibility:</u>                      Department of Community Development</p>	<p><u>Progress:</u>                      In 2000, AB 2041 (Dutra) was signed into law, and it gave cities the opportunity to create joint powers authorities with contiguous redevelopment agencies. The contiguous agencies must have an adopted Housing Element to participate in the joint powers authority. The City/Agency reviewed several possibilities of creating a joint powers authority with other agencies; however, due to resources earmarked towards three (3) major affordable housing developments totaling 371 units, the City/Agency was not able to proceed with the possibility of creating a joint powers authority.</p> <p><u>Effectiveness:</u>                      Not applicable.</p> <p><u>Appropriateness:</u>                      City/Agency staff would review this program during the 2008-2014 Housing Element cycle and explore possibilities with other contiguous agencies.</p>

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19. Regional Cooperation	
Policy/Program	Accomplishments
<p><u>Action:</u> Work in conjunction with other municipalities and regional agencies in an effort to promote regional cooperation regarding housing needs.</p> <p><u>Timing:</u> 2002</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> The City participates in regional planning activities, including monthly meetings and discussion forums, sponsored by the Gateway Cities Council of Governments (Gateway COG). Through its active participation, the City demonstrates its commitment to regional cooperation towards housing. The Gateway COG is comprised of twenty-eight (28) cities in the southeast area of Los Angeles County, and it addresses regional issues within the context of the southeast Los Angeles County area.</p> <p><u>Effectiveness:</u> <b>Successful.</b> The COG has been instrumental in developing studies and conferences in regard to regional housing needs. For example, in 2003, the Gateway COG developed a study to identify ways that member cities can play a beneficial role in solving the regional housing shortage. This study has identified several opportunities that the Gateway COG could utilize to effectively encourage housing developments. In 2004, the Gateway COG held a joint housing summit, “Strategies and Tactics for Infill Development Success,” which continued this effort.</p> <p><u>Appropriateness:</u> The City intends to continue participating in these monthly meetings and conferences in order to work in conjunction with other surrounding municipalities to address regional issues such as housing, transportation, air quality and economic development.</p>

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<b>20. Rehabilitation Rebate Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Continue Rebate Program, while increasing the maximum grant amount from \$300 to \$2,500 in an effort to maintain the existing housing stock in the City. Priority status will be given to homeowners that have been identified as violating the Cerritos Municipal Code and that are within the very-low, low and moderate income groups.</p> <p><u>Timing:</u> 2003</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> In fiscal year 2002-2003, the Agency increased the Residential Assistance Grant Program (G-RAP) award amount from \$300 to \$2,500 in order to assist more low- to moderate income seniors and disabled residents with their property rehabilitation needs. Due to the continued success of the program, in fiscal year 2004-2005, the Agency increased the grant amount from \$2,500 to \$3,000 and the annual program budget was increased from \$37,500 to \$75,000.</p> <p><u>Effectiveness:</u> Highly successful. Since the program's inception in 1997, a total of eighty-nine (89) households have received assistance from this program totaling \$171,321.</p> <p><u>Appropriateness:</u> The City/Agency will continue this highly successful program. With the increased demand for this program and the growing senior population, the City/Agency's goal is to provide approximately 25 grants per fiscal year.</p>

<b>21. Review of Residential Development Fees</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Review residential development fees to encourage the continued development of housing and to insure the development fees remain one of the lowest in the region.</p> <p><u>Timing:</u> 2004</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Over the course of several years, the City conducted a statewide survey of municipalities in California to assess residential development fees. After a comprehensive study of development fees from other municipalities, the City of Cerritos has one of the lowest fees in the state of California.</p> <p><u>Effectiveness:</u> Highly successful. The comprehensive survey concluded that the City's residential development fees are lower and the lower fees encourage the development of housing.</p> <p><u>Appropriateness:</u> The City intends to continue with this program and will monitor residential development fees throughout the next Housing Element cycles.</p>



22. Senior and Disabled Citizen Labor Assistance Program	
Policy/Program	Accomplishments
<p><u>Action:</u> Organize additional county and local community groups and organizations to provide labor for minor housing repair and maintenance for the senior and disabled community.</p> <p><u>Timing:</u> 2003</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> <del>The City evaluated this program and concluded that the existing Residential Assistance Grant Program (G-RAP) provides similar assistance. Rather than implementing an additional program, the Agency increased the grant assistance from \$2,500 to \$3,000 in fiscal year 2004-2005. In addition, the utilization of local community groups and organizations may pose a potential liability issue for the homeowner and the City. The G-RAP requires applicants to solicit contractors that are licensed with by the California Contractors State License Board in order to ensure that the rehabilitation work conducted on the property is professional and performed by industry standards.</del>  <b>The Senior and Disabled Citizen Labor Assistance Program is designed to assist seniors and disabled residents with minor home improvements, such as lawn maintenance, installing new landscape and minor exterior painting, through the work of volunteers. The program serves as a complement to the Residential Assistance Grant Program (G-RAP). During the 1998-2005 Housing Element cycle, the City did not receive an adequate response from the volunteer community to participate in the program. Seniors and disabled residents whose homes were in need of rehabilitation were assisted through the G-RAP program. However, a concerted effort will be made by the City to work with service organizations, churches, and non-profit agencies that may be able to coordinate volunteers to assist with minor home improvements. Staff will develop specific program guidelines and a new marketing strategy for this program.</b></p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> <del>The City does not intend to implement the Senior and Disabled Citizen Labor Assistance Program for the next Housing Element cycle.</del> <b>Although there were no participants in the program during the 1998-2005 Housing Element cycle, the City will recommend this program for the 2008-2014 Housing Element cycle.</b></p>

<b>23. Shared Housing Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Establish membership with the Area Agency on Aging-Shared Housing Program or other such organizations that assist seniors in finding roommates. The establishment of this program would allow seniors to reduce their individual housing costs.</p> <p><u>Timing:</u> 2003</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Due to limited resources, the City was not able to explore the possibility of implementing this program.</p> <p><u>Effectiveness:</u> Not applicable. However, the City/Agency was able to construct 324 new affordable housing units, which have been an overwhelming success with the community.</p> <p><u>Appropriateness:</u> The City would evaluate this program in greater detail for implementation during the 2008-2014 Housing Element cycle.</p>

<b>24. Simplified Residential Development Review Process</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> The City will produce a formal review of the development process in order to further encourage the development of affordable housing through fast tracking, streamlining or consolidation.</p> <p><u>Timing:</u> 2004</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> The City/Agency has taken an internal policy of fast tracking all affordable housing developments. As a matter of fact, the Emerald Villas, Pioneer Villas and Vintage Cerritos affordable housing developments were all fast-tracked in order to encourage new developments in the City of Cerritos.</p> <p><u>Effectiveness:</u> Highly successful. The fast tracking policy has resulted in three (3) new affordable housing developments that produced a total of 324 units.</p> <p><u>Appropriateness:</u> Due to the overwhelming success of this program, City will continue to fast track, streamline or consolidate the development review process in order to encourage affordable housing in the City of Cerritos.</p>

<b>25. Single Family Housing Addition Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Create a program that will use Redevelopment Agency 20 percent set-aside funds to offer grants and low interest loans to single family homeowners that would allow for the construction of housing additions. Very-low and low income households would be eligible for grants and moderate income households would be eligible for low interest loans.</p> <p><u>Timing:</u> 2004</p> <p><u>Responsibility:</u> Department of Community Development</p>	<p><u>Progress:</u> Due to limited resources, the City was not able to pursue the implementation of this program.</p> <p><u>Effectiveness:</u> Not applicable.</p> <p><u>Appropriateness:</u> The 2000 Census data report that overcrowding is an issue in the City. In fact, 1,730 households (11 percent) have overcrowded conditions. With this in mind, the City will evaluate the possibility of implementing this program during the 2008-2014 Housing Element cycle. The City will explore the possibility of expanding the Residential Assistance Loan Program (L-RAP) to accommodate room additions. Refer to program #17.</p>

<b>26. Sub-Standard Property Abatement Program</b>	
<b>Policy/Program</b>	<b>Accomplishments</b>
<p><u>Action:</u> Continuation of Program that allows for the removal of sub-standard properties and properties in continual violation of the Municipal Code which threaten the health, safety and welfare of the community.</p> <p><u>Timing:</u> On-going</p> <p><u>Responsibility:</u> Department of Community and Safety Services/ Department of Community Development</p>	<p><u>Progress:</u> The City annually budgets funds to remove unsafe structures or abate code violations that threaten the health, safety, and welfare of the community. During the 1998-2005 Housing Element cycle, code violations have resulted in the demolition of zero (0) structures.</p> <p><u>Effectiveness:</u> Not applicable. The Code Enforcement Division has been successful with implementing proactive measures to help reduce the possibility of removing sub-standard properties. Staff will continue with these proactive measures; however, a case may arise in the future in which a sub-standard property may have to be addressed with this program.</p> <p><u>Appropriateness:</u> The City intends to continue with the implementation of this program. Even though the program did not remove any sub-standard properties during the 1998-2005 Housing Element cycle, the City believes that this program may be utilized during the next Housing Element cycles.</p>

## Section 2.2 - Conclusion

The City of Cerritos has played an important role in promoting housing opportunities throughout the community and has served as a model for high quality, award winning affordable housing developments. The City has utilized redevelopment funds for various housing activities within the community. In addition, the City has been successful in implementing and preserving many of the actions in the Housing Program identified in the 1998-2005 Housing Element, such as the review of the Land Use and Housing Elements, the Homeless Shelter Program, the City Wide Pride Program, the Rehabilitation Rebate Program and the Code Enforcement Program. For instance, between 1998 and 2005, the City of Cerritos achieved its 1998-2005 RHNA allocation for the very low and low housing need, through actions from the Housing Program. Furthermore, the City has addressed the housing needs of its aging community by encouraging the development of senior housing communities with redevelopment funds, which offers units to all segments of the senior population. Overall, ~~fifteen (15)~~ **sixteen (16)** of the housing programs were implemented, seven (7) programs were not evaluated due to lack of time or limited resources, and ~~two (2)~~ **one (1)** programs ~~were~~ **was** evaluated and ~~are~~ **is** not being recommended for implementation for the 2008-2014 Housing Element cycle. Two (2) programs will be considered during future Housing Element cycles and the City will introduce five (5) new programs for the 2008-2014 Housing Element cycle (these programs will be discussed in Chapter 8 - Programs).

Of the actions that were not implemented, several merit additional attention. The City will conduct further research on these programs during the 2008-2014 Housing Element cycle. Furthermore, to allow the housing programs in Cerritos to be given appropriate attention, the City would prioritize housing programs contained in this report and retain additional resources to implement such programs.

Below is a summary of the programs from the 1998-2005 Housing Element cycle:

Programs that were implemented during the 1998-2005 Housing Element cycle and are being recommended for the 2008-2014 Housing Element cycle:

- A. AB 1290 – Redevelopment Agency Implementation Plan
- B. Cerritos Code Enforcement Program
- C. City Wide Pride Program
- D. Density Bonus Program
- E. Homeless Shelter Program
- F. Housing Element Review Program
- G. Land Use Element Review Program
- H. Lead Based Paint and Asbestos Reduction Program
- I. Multi-Family Housing Program
- J. Owner-Occupied Housing Rehabilitation
- K. Regional Cooperation
- L. Rehabilitation Rebate Program
- M. Review of Residential Development Fees

N. **Senior and Disabled Citizen Labor Assistance Program**

~~N. O.~~ Simplified Residential Development Review Process

~~O. P.~~ Sub-Standard Property Abatement Program



Programs that were not addressed during 1998-2005 Housing Element cycle and would be addressed during the 2008-2014 Housing Element cycle:

- A. Energy Conservation Program
- B. Equal Housing Program
- C. Large Family Study
- D. Officer/Fireman/Teacher/City Employee Next Door Homeowners Assistance
- E. Redevelopment Set-Aside Fund Transfer
- F. Shared Housing Program
- G. Single-Family Housing Addition Program



Programs that were evaluated during the 1998-2005 Housing Element cycle and are recommended that they not be added for the 2008-2014 Housing Element cycle:

- A. Downtown Rebound Planning Grant
- ~~B. Senior and Disabled Citizen Labor Assistance Program~~



Programs that were evaluated during the 1998-2005 Housing Element cycle and are recommended that they not be added to the 2008-2014 Housing Element cycle; however, these programs will be considered for future Housing Element cycles.

- A. At-Risk Prevention
- B. First-Time Home Buyers Assistance Program



New programs for the 2008-2014 Housing Element cycle. These programs will be discussed in Chapter 8 - Programs.

- A. Disabled Housing Program
- B. Emergency Shelter Program
- C. Proposition 1C – Housing and Emergency Shelter Trust Fund Act of 2006
- D. Single-Room Occupancy Program
- E. Transitional Housing Program

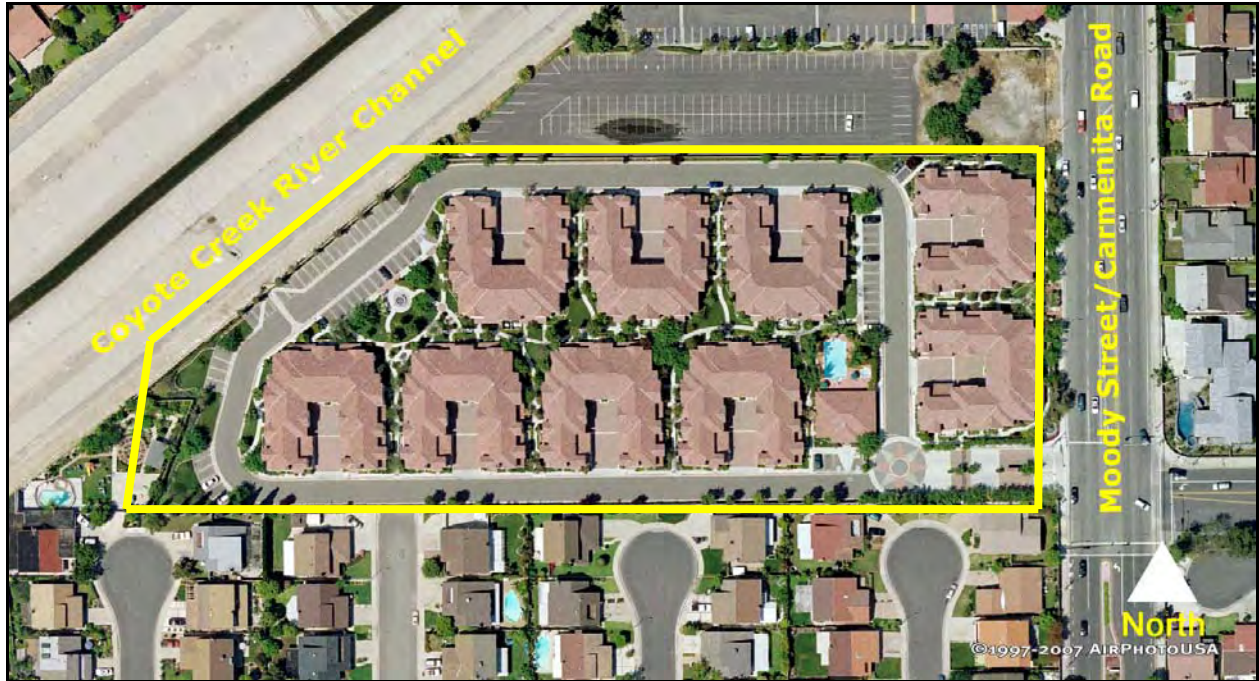
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**Section 2.3 - 1998-2005 Housing Element Cycle Results**

Below is a summary of the three (3) affordable residential housing developments achieved during the 1998-2005 Housing Element cycle:

**Emerald Villas**



Aerial View



Exterior view of Emerald Villas



South side of complex

Completed: 2000

Project Cost: \$15 million  
Agency's Contribution: \$7.5 million

Total Units: 126

Affordable Units: 126



Pioneer Villas



Aerial View



Main entrance with lush landscaping



Pool and spa

Completed: 2001

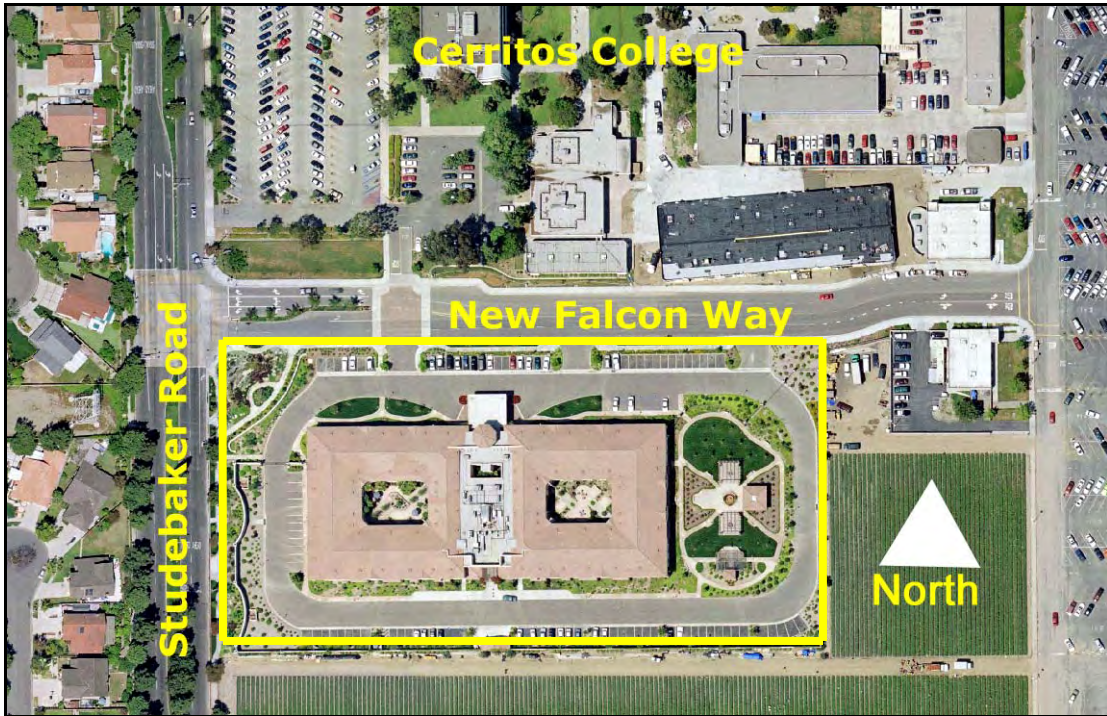
Project Cost: \$13.3 million  
Agency's Contribution: \$4.4 million

Total Units: 98

Affordable Units: 93



Vintage Cerritos



Aerial View



Exterior view of Vintage Cerritos



Private park with garden and picnic area

Completed: 2002

Project Cost: \$15 million  
Agency's Contribution: \$9 million

Total Units: 147

Affordable Units: 105



**Section 2.4 - 1998-2005 Housing Element Cycle Results Summary Table**

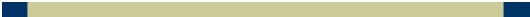
Below is a table with the summary of residential housing developments achieved during the 1998-2005 Housing Element cycle:

**TABLE 3  
CERRITOS RHNA ALLOCATION AND ACHIEVEMENT: 1998-2005**

<b>Income Category</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
RHNA Construction Need	54	41	71	174	340
<b>New Housing Units Constructed</b>					
Emerald Villas (2000)	48	48	30	0	126
Pioneer Villas (2001)	36	45	12	5	98
Vintage Cerritos (2002)	46	37	22	42	147
Artesia & Gridley, SW Corner (1999)	0	0	0	20	20
Greenbrook Cerritos (2000)	0	0	0	4	4
Crown Court (2002)	0	0	0	4	4
Jasmine Way (2004)	0	0	0	4	4
<b>Cerritos Total</b>	<b>130</b>	<b>130</b>	<b>64</b>	<b>81</b>	<b>403</b>
<b>Percent Met</b>	<b>241%</b>	<b>317%</b>	<b>90%</b>	<b>47%</b>	
<b>Amount Still Needed</b>	<b>(76)</b>	<b>(89)</b>	<b>7</b>	<b>93</b>	

( ) denotes a surplus

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## Chapter 3

# EXISTING HOUSING NEEDS

## **CHAPTER 3 - EXISTING HOUSING NEEDS**

As required by State law, all Housing Elements must identify the City's existing housing needs and plan for these needs for the next Housing Element cycle based on existing demographic data. Cities utilize Census data and demographic projections from SCAG to determine projected housing needs. Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment includes an analysis of population and employment trends (Government Code Section 65583 (a)(1)) and household characteristics (Government Code Section 65583 (a)(2)).

### **Section 3.1 - Summary of Existing Conditions**

The following section summarizes and analyzes the existing housing conditions in Cerritos. The section consists of an analysis of population trends, employment trends, household trends and special needs. In addition, this section includes an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, neighborhood and community resources, "at-risk housing" and suitable lands for future development.

### **Section 3.2 - Housing Needs Assessment**

To effectively determine the present and future housing needs of the City of Cerritos, it is important to analyze demographic variables, such as population, employment and households. This data is gathered from the 2000 U.S. Census, the California Department of Finance (Demographic Research Unit) and Southern California Association of Governments (SCAG). See Attachment 6 for a complete list of data sources.

#### **Section 3.2.1 - Population Trends**

The City of Cerritos is located in Los Angeles County, which is one of six counties (including Imperial, Orange, Riverside, San Bernardino and Ventura) that are a part of SCAG, a regional planning agency. Over the last twenty (20) years, Los Angeles County represents the smallest proportionate gain in the region. For example, Los Angeles County grew by 21 percent over the last two decades, while Riverside County grew by over 78 percent. The lower proportionate growth can be attributed to a myriad of factors including out-migrations of populations from the central Los Angeles area and the lack of easily developed land in the central Los Angeles area, lifestyle preferences, lack of affordable housing and dynamics within proportionate analysis.

Although Los Angeles County has experienced relatively small proportionate growth, the County has continued to accommodate large populations. According to SCAG 2010 population estimates, Los Angeles County is projected to have a population of 10,718,007 which represents an increase of 1,854,843 persons since 1990 (20.9 percent). Los Angeles County has the largest population in the region, followed by Orange County and San Bernardino County.

**TABLE 4  
POPULATION - SCAG COUNTIES**

County	1990	2000	2010 (Estimated)	Change (1990-2010)	
				Number	Percent
Imperial	109,303	142,361	189,025	79,722	72.9%
Los Angeles	8,863,164	9,519,338	10,718,007	1,854,843	20.9%
Orange	2,410,556	2,846,289	3,291,628	881,072	36.6%
Riverside	1,170,413	1,545,387	2,085,432	915,019	78.2%
San Bernardino	1,418,380	1,709,434	2,059,420	641,040	45.2%
Ventura	669,016	753,197	865,149	196,133	29.3%
<b>TOTAL</b>	<b>14,640,832</b>	<b>16,516,006</b>	<b>19,208,661</b>	<b>4,567,829</b>	<b>31.2%</b>

Source: 1990/2000 Census, SCAG

The City of Cerritos is bordered by eight cities: Artesia, Bellflower, Buena Park, Lakewood, La Palma, La Mirada, Norwalk and Santa Fe Springs. Out of the nine-city area, the City of Cerritos had the smallest numerical and proportionate growth from 1990 to 2000. Cerritos is expected to grow only 3.3 percent according to estimated population growths through 2010. Cerritos' minimal projected growth can be attributed to the fact that the City is almost built-out, has a high cost of housing and a growing senior population.

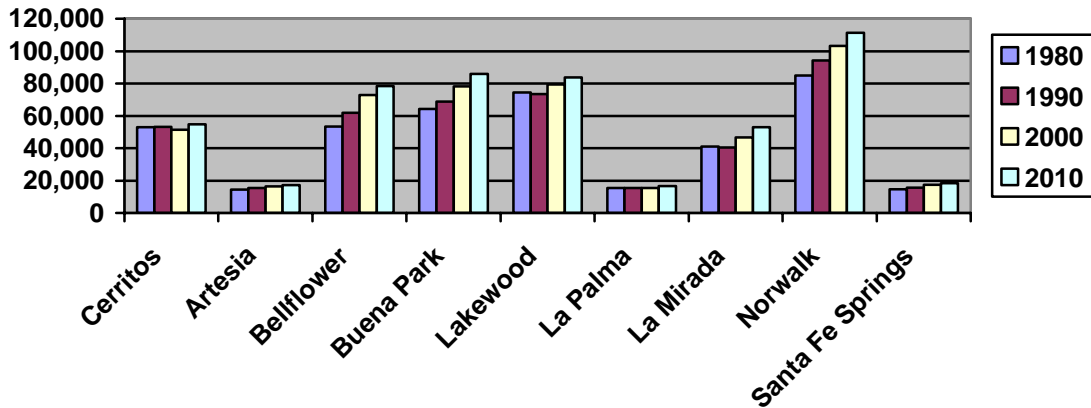
**TABLE 5  
POPULATION - CERRITOS AND SURROUNDING CITIES**

City	1980	1990	2000	2010	Change (1980-2010)	
					Number	Percent
Cerritos	53,020	53,240	51,488	54,756	1,736	3.3%
Artesia	14,301	15,464	16,380	17,235	2,934	20.5%
Bellflower	53,411	61,815	72,878	78,331	24,920	46.7%
Buena Park	64,165	68,784	78,282	85,855	21,690	33.8%
Lakewood	74,511	73,557	79,345	83,747	9,236	12.4%
La Palma	15,399	15,392	15,408	16,600	1,201	7.8%
La Mirada	40,986	40,452	46,783	53,028	12,042	29.4%
Norwalk	84,901	94,279	103,298	111,255	26,354	31.0%
Santa Fe Springs	14,520	15,520	17,438	18,263	3,743	25.8%
<b>TOTAL</b>	<b>415,214</b>	<b>438,503</b>	<b>481,300</b>	<b>519,070</b>	<b>103,856</b>	<b>25.0%</b>

Source: 1980 Census, 1990 Census, 2000 Census and SCAG

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**CHART 1  
POPULATION GROWTH COMPARISON**



From 1990 to 2000 the City's population decreased by 1,752 persons. According to the 2000 Census, the City currently has a population of 51,488 persons and is projected to grow by only 3,268 persons by 2010, which is a 6 percent increase. This stabilization trend can be attributed to the City expanding to its full build-out capacity.

**TABLE 6  
POPULATION TRENDS - CITY OF CERRITOS**

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
2000	51,488	N/A	N/A	N/A
2010	54,756	3,268	6.3%	0.63%
2015	54,929	180	0.3%	0.03%
2020	54,993	176	0.3%	0.03%
2025	55,182	170	0.3%	0.03%
2035	55,934	652	1.2%	0.12%

Source: 2000 Census and SCAG

According to the 2000 Census, 24 percent of the population in Cerritos is under the age of 17 years, and this age group has experienced average numeric growth over the last ten (10) years. The 55 to 64 years old category had the largest proportionate growth and numeric growth, which suggests an aging community and an increase in demand for senior housing. This category represents the growing baby boomer population, who are of retirement age.

With the exception of the 55-64 age group and the 65 to 75+ group, all other categories experienced a decrease. This implies a solid migration of younger populations leaving home to other communities and subsequently less demand for rental units. The 25-34 age group is very dynamic, because this group is the predominate age range where families are beginning to form and persons make the transition from renting to ownership.

Over the last ten (10) years this category decreased by 1,012 persons or 15 percent, which suggests the need for single family homes by young families has decreased. In 1990, the median age was 33 years and in 2000, the median age was 40 years. This equates to a 21 percent increase and is anticipated to continue as families age in place and baby boomers retire.

**TABLE 7  
POPULATION BY AGE GROUPS**

Age Group	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
0-4 Years	3,034	5.7%	2,395	4.7%	-639	-21.1%
5-17 Years	11,660	21.9%	9,970	19.4%	-1,690	-14.5%
18-24 Years	5,909	11.1%	4,773	9.3%	-1,136	-19.2%
25-34 Years	6,602	12.4%	5,590	10.9%	-1,012	-15.3%
35-44 Years	9,849	18.5%	7,674	14.9%	-2,175	-22.1%
45-54 Years	9,317	17.5%	9,197	17.9%	-120	-1.3%
55-64 Years	3,887	7.3%	6,920	13.4%	3,033	78.0%
65-74 Years	2,130	4.0%	3,127	6.1%	997	46.8%
75+ Years	852	1.6%	1,842	3.6%	990	116.2%
<b>TOTAL</b>	<b>53,240</b>	<b>100.0%</b>	<b>51,488</b>	<b>100.0%</b>	<b>-1,752</b>	<b>-3.3%</b>
Median Age	33.0 Years		39.3 Years		6.3 Years	19.1%

Source: 1990/2000 Census

In 1990, 55.4 percent of families in Cerritos had at least one child (under 18 years of age) in their household. In 2000, 40 percent of families had children under the age of 18 years. This comparison represents a 15.4 numerical decrease from 1990.

According to the 2000 Census, 30,187 persons in Cerritos classified themselves as Asian/Pacific Islander, which translated to 59 percent of the population. In 2000, the number of Asian/Pacific Islanders increased by 6,016 persons or 25 percent. The White cohort represented the second largest race category with 27 percent in 2000. Compared to the County and the State, the City of Cerritos has a much more diverse population.

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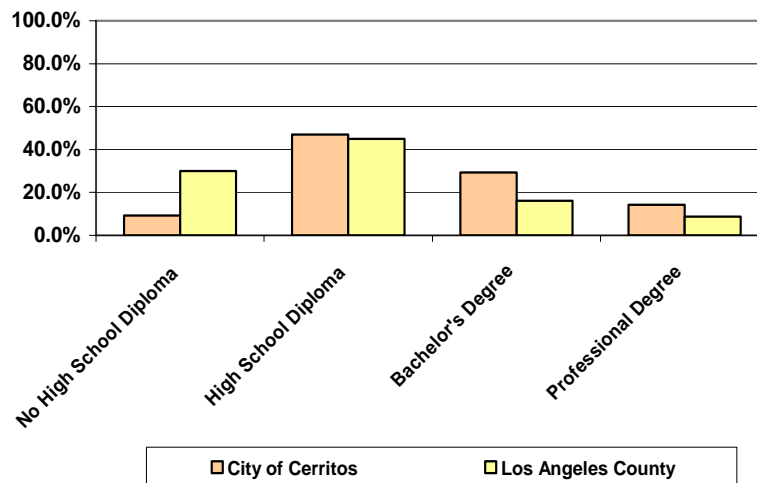
**TABLE 8  
POPULATION BY RACE**

Category	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
White	22,573	42.4%	13,851	26.9%	-8,722	-38.6%
Black	3,940	7.4%	3,432	6.7%	-508	-12.9%
Amer. Indian	160	0.3%	142	0.3%	-18	-11.3%
Asian/Pacific Islander	24,171	45.4%	30,187	58.6%	6,016	24.9%
Other	2,396	4.5%	1,930	3.7%	-466	-19.4%
<b>TOTAL</b>	<b>53,240</b>	<b>100.0%</b>	<b>51,488</b>	<b>100.0%</b>	<b>-1,752</b>	<b>-3.3%</b>
Hispanic*	6,282	11.8%	1,946	3.8%	-4,336	-69.0%

Source: 1990 Census and 2000 Census

In 2000, 30 percent of the Cerritos population had a bachelor degree and 14 percent had a professional degree. Comparatively, only 16 percent of the County's population had a bachelor degree and 9 percent had a professional degree. Furthermore in 2000, 30 percent of the County population did not graduate from high school, while in Cerritos the proportion is much lower at 9 percent.

**CHART 2  
EDUCATIONAL ATTAINMENT – 18 YEARS OF AGE AND OVER**



**Section 3.2.2 - Employment Trends**

According to the State of California Employment Development Department, the City has an unemployment rate of 3.2 percent (January 2008). Compared with Los Angeles County, in which the City of Cerritos is located, Cerritos has a much lower unemployment rate. For example, the January 2008 figures indicate that the County's unemployment rate was 6 percent.



**TABLE 9  
LABOR FORCE TRENDS - CITY OF CERRITOS**

Year	Labor Force	Employment	Unemployment Rate
1997	28,859	27,875	3.4%
1998	29,276	28,315	3.3%
1999	29,604	28,737	2.9%
2000	28,251	27,443	2.9%
2001	28,669	27,806	3.0%
2002	28,615	27,581	3.6%
2003	28,607	27,542	3.7%
2004	28,768	27,772	3.5%
2005	29,232	28,412	2.8%
2006	29,458	28,725	2.5%
2007	30,454	29,611	2.8%

Source: United States Bureau of Labor Statistics

In 2000, the amount of persons in the Los Angeles County labor force was 3,953,415, and educational, health and social services was by far the largest industry (23 percent), while manufacturing (17 percent) and professional services (9 percent) were the next largest. The employment industry breakdown of Cerritos residents is roughly equivalent to the County's percentages by each type of industry.

**TABLE 10  
EMPLOYMENT BY INDUSTRY - LOS ANGELES COUNTY**

Type of Industry	Cerritos		Los Angeles County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	19	0.1%	10,188	0.3%
Construction	785	4%	202,829	5%
Manufacturing	3,778	17%	586,627	15%
Wholesale Trade	670	3%	184,369	5%
Retail Trade	1,495	7%	416,390	11%
Transportation, Warehousing and utilities	1,586	7%	198,375	5%
Information	824	4%	213,589	5%
Finance, insurance, real estate, rental and leasing	1,968	9%	272,304	7%
Professional, scientific, management, administrative, and waste management services	2502	11%	455,069	12%
Educational, health and social services	4,968	23%	722,792	18%
Arts, entertainment, recreation, accommodation and food services	1,340	6%	332,753	8%
Other Services (except public administration)	902	0.04%	233,193	6%
Public Administration	1,127	5%	124,937	3%
<b>TOTAL</b>	<b>21,964</b>	<b>100%</b>	<b>3,953,415</b>	<b>100%</b>

Source: 2000 Census

Currently, Cerritos has a higher percentage of professional/executives than the County. For example, Cerritos has 8 percent of the population designated as professional/executives and the County is at 7 percent. In addition, Cerritos has a higher percentage of educational, health and social service occupations (23 percent) that the County (18 percent).

According to a City survey conducted in 2008, the largest employer in the area is United Parcel Service (UPS) with 6,000 employees. The next largest employers are the Los Cerritos Regional Shopping Center with 2,500 and the Cerritos Auto Square with 2,080 employees respectively. The UPS Southern California District reports that hourly employees earn between \$17,680 and \$47,840 annually. Teachers at the ABC Unified School District earn between \$45,994 and \$91,687 annually, while clerical/technical employees earn between \$22,668 and \$75,590. The average salary at the Auto Square is approximately \$40,000 a year.

**TABLE 11  
MAJOR EMPLOYERS - CITY OF CERRITOS**

<b>Major Employers</b>	<b>Number of Employees</b>
UPS	6,000
Los Cerritos Regional Shopping Center	2,500
Cerritos Auto Square	2,088
ABC Unified School District	2,048
Cingular Wireless	1,200
Southern Wine & Spirits of America	1,100
City of Cerritos	650
College Hospital	400

Source: Cerritos Chamber of Commerce and City of Cerritos

### **Section 3.2.3 - Household Trends**

Population growth and household growth do not necessarily mirror each other. The formation of households is impacted by a variety of factors. The aging of the population, young adults leaving home and divorce are some of the many events that can cause household growth even in relatively static periods of population growth. Subsequently, population growth can greatly exceed household growth, due to factors such as families having children, children staying at home longer and relatives moving in together. Between 1980 and 2000, Cerritos households increased slightly from 14,917 households to 15,390 households. Since 1990, the City's household growth has dramatically leveled. Between 1990 and 2000, Cerritos only increased by 26 households. Comparatively, Los Angeles County households have grown at a much higher rate from 1980 to 1990; however, the County experienced a decrease of 26,296 households from 1990 to 2000.

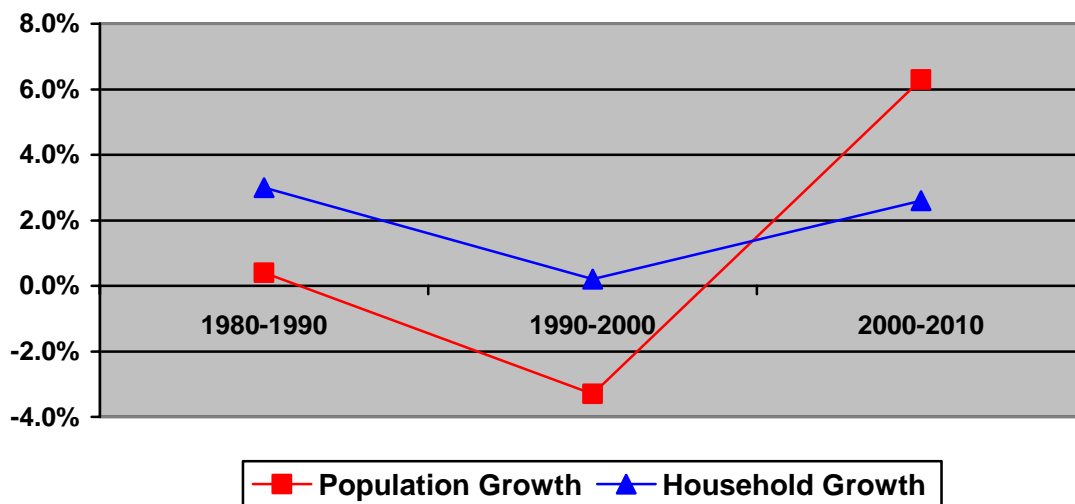
**TABLE 12a  
HOUSEHOLD TRENDS**

Year	Total Households	Numeric Change	Percent Change	Annual Percent Change
<b>CITY OF CERRITOS</b>				
1980	14,917	N/A	N/A	N/A
1990	15,364	447	3.0%	0.30%
2000	15,390	26	0.2%	0.02%
2010	15,797	407	2.6%	0.26%
2015	15,918	121	0.8%	0.15%
<b>LOS ANGELES COUNTY</b>				
1980	2,730,469	N/A	N/A	N/A
1990	3,163,343	432,874	15.9%	1.59%
2000	3,137,047	-26,296	-0.8%	-0.08%
2010	3,404,016	266,969	8.5%	0.85%
2015	3,582,693	178,677	5.2%	1.05%

Source: 1980 Census, 1990 Census, 2000 Census and SCAG

Between 1980 and 1990 the household growth (447) in Cerritos was larger than the population growth (220). In the last decade this trend has continued as the household growth (20) exceeded population growth (-1,752). However, by 2010, the population growth (3,268) is expected to be higher than the household growth (407).

**CHART 3  
POPULATION GROWTH VS. HOUSEHOLD GROWTH – CITY OF CERRITOS**



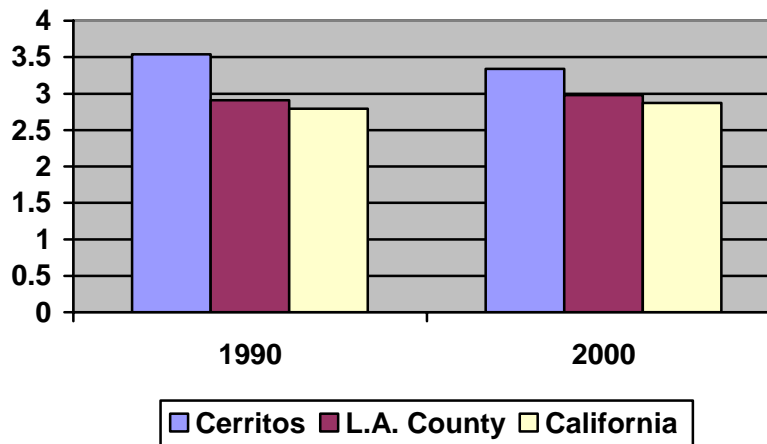
**TABLE 12b  
POPULATION GROWTH VS. HOUSEHOLD GROWTH**

Year	Population Growth	Percent Change	Household Growth	Percent Change
1980-1990	220	0.4%	447	3.0%
1990-2000	-1,752	-3.3%	26	0.2%
2000-2010	3,268	6.3%	407	2.6%

Source: 1980 Census, 1990 Census and 2000 Census

Over the last twenty (20) years, the average Cerritos household size has consistently remained higher than Los Angeles County. According to the 2000 Census, the average Cerritos household size is 3.34 persons, Los Angeles County's average household size is 2.98 and the State's is 2.87. The City's average household size of 3.34 persons is relatively large and suggests a strong family environment.

**CHART 4  
AVERAGE HOUSEHOLD SIZE**



The City of Cerritos has a larger proportion of households with 3-4 persons than Los Angeles County. In 2000, 46.2 percent of Cerritos households consisted of 3-4 persons, while 30.6 percent of the County's households had the same household size. In addition, households with more than five persons are higher in the City (19.4 percent) than the County (18.6 percent). In comparison from 1990, Cerritos' average household size has decreased by six percent. In contrast, Los Angeles County's average household size has increased by two percent and the State's household size has also increased by three percent from 1990.

**TABLE 13  
PERSON PER HOUSEHOLD TRENDS**

Number of Persons Per Household	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
<b>CITY OF CERRITOS</b>						
1 person	1,137	7.4%	1,363	8.9%	226	19.9%
2 person	3,365	21.9%	3,932	25.5%	567	16.8%
3-4 person	7,252	47.2%	7,105	46.2%	-147	-2.0%
5+ person	3,610	23.5%	2,990	19.4%	-620	-17.2%
<b>TOTAL</b>	<b>15,364</b>	<b>100.0%</b>	<b>15,390</b>	<b>100.0%</b>	<b>26</b>	<b>0.2%</b>
<b>LOS ANGELES COUNTY</b>						
1 person	735,430	24.6%	771,854	24.6%	36,424	5.0%
2 person	825,116	27.6%	820,368	26.2%	-4,748	-0.6%
3-4 person	881,918	29.5%	959,528	30.6%	77,610	8.8%
5+ person	547,088	18.3%	582,024	18.6%	34,936	6.4%
<b>TOTAL</b>	<b>2,989,552</b>	<b>100.0%</b>	<b>3,133,744</b>	<b>100.0%</b>	<b>144,192</b>	<b>4.8%</b>

Source: 1990 Census and 2000 Census

In 1980, 87.3 percent of the households in Cerritos were owners and 12.7 percent were renters. In 1990, the percentage of renters increased slightly to 16.6 percent, and stayed consistent through 2000. Currently, 12,852 households or 83.5 percent are owners and 2,538 households or 16.5 percent are renters. Comparatively, the percentage of renters in the County is much higher. For example, in 2000, 52.1 percent of households in the County were renters compared to the 16.5 percent of households in Cerritos. The City's lower proportion of renters is due in part to the housing market responding to a lifestyle preference and the high demand for housing units suitable for ownership.

**TABLE 14a  
TENURE BY HOUSEHOLDS - CERRITOS**

Year	Owners		Renters	
	Number	Percent	Number	Percent
1980	13,023	87.3%	1,894	12.7%
1990	12,814	83.4%	2,550	16.6%
2000	12,852	83.5%	2,538	16.5%

Source: 1980 Census, 1990 Census and 2000 Census

**TABLE 14b  
TENURE BY HOUSEHOLDS - LOS ANGELES COUNTY**

Year	Owners		Renters	
	Number	Percent	Number	Percent
1980	1,323,397	48.5%	1,407,072	51.5%
1990	1,440,830	48.2%	1,548,722	51.8%
2000	1,499,744	47.9%	1,634,030	52.1%

Source: 1980 Census, 1990 Census and 2000 Census

The number of households in the lower income ranges (less than \$25,000) have remained fairly stable between 1990 and 2000. The income groups with the most dramatic numeric decreases occurred in households that earn between \$35,000 and \$49,999. Conversely, the largest numeric and proportionate increases occurred in income groups earning \$100,000 and higher. For example, the \$150,000 and higher income category increased by 1,041 households or 193.5 percent over the last ten years, which represents the largest increases of any income group.

The City's median income increased from \$59,076 in 1990 to \$73,030 in 2000, which represents a growth of \$13,954 or 23.6 percent. Income is considered a very important factor in a household's shelter decision. When a household expands or contracts and a judgment is made to move to a house with a more appropriate number of bedrooms, income becomes a strong factor in that decision.

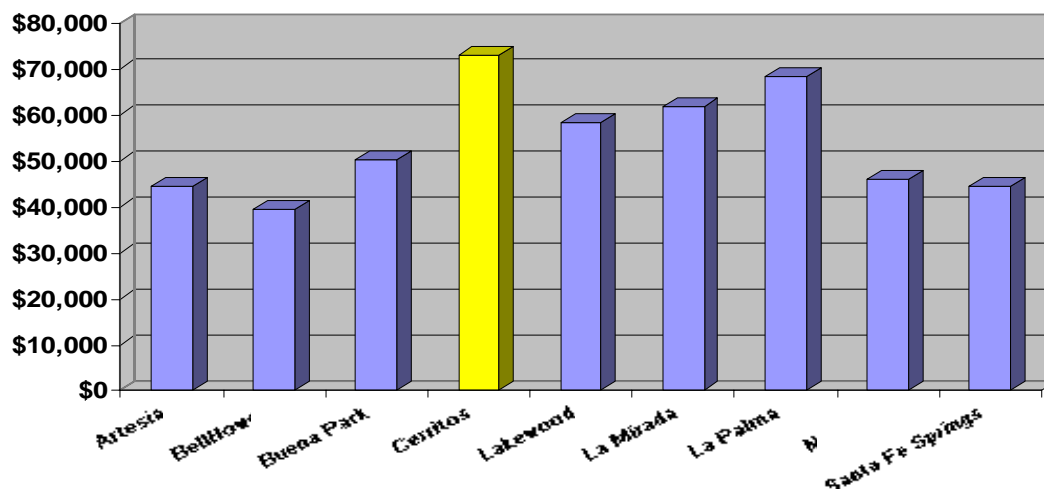
**TABLE 15  
HOUSEHOLDS BY INCOME - CITY OF CERRITOS**

Income Ranges	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	522	3.4%	510	3.3%	-12	-2.3%
\$10,000-14,999	292	1.9%	298	1.9%	6	2.1%
\$15,000-24,999	783	5.1%	898	5.8%	115	14.7%
\$25,000-34,999	1,413	9.2%	1,125	7.3%	-288	-20.4%
\$35,000-49,999	2,766	18.0%	1,821	11.8%	-945	-34.2%
\$50,000-74,999	4,548	29.6%	3,294	21.4%	-1,254	-27.6%
\$75,000-99,999	2,719	17.7%	2,840	18.5%	121	4.5%
\$100,000-149,999	1,783	11.6%	3,018	19.6%	1,235	69.3%
\$150,000+	538	3.5%	1,579	10.3%	1,041	193.5%
<b>TOTAL</b>	<b>15,364</b>	<b>100.0%</b>	<b>15,383</b>	<b>100.0%</b>	<b>19</b>	<b>0.1%</b>
Median Income	\$59,076		\$73,030		13,954	23.62%

Source: 1990 Census and 2000 Census

In 2000, the City median household income was \$73,030, which was greater than the seven cities bordering Cerritos. The City of La Palma had the second largest median household income of \$68,438. Of the nine-city area, Bellflower had the lowest median household income of \$39,362.

**CHART 5  
2000 MEDIAN INCOME COMPARISON**



The U.S. Department of Housing and Urban Development (HUD) estimates area median incomes (AMI) for every county in the United States. These AMI numbers are then used to classify households into four different income groups. They are defined as: (1) very-low income, which are households earning less than 50 percent of the AMI; (2) low income, which are households earning between 50 percent and 80 percent of the AMI; (3) moderate income, which are households earning between 80 percent and 120 percent of AMI; and (4) above-moderate income, which are households earning over 120 percent of the AMI. Many housing programs, such as CDBG and HOME, use some form of these income groups to establish eligibility.

The Los Angeles – Long Beach MSA 2000 AMI for a 4-person household was \$52,100, which is \$20,930 less than the Cerritos median income (\$73,030). Based on the 2008 HUD AMI and household income tables, 9 percent of Cerritos households are in the very low income category and 9.2 percent of the households are in the low income category. Concurrently, the majority of households in Cerritos are classified as either moderate or above moderate.

**TABLE 16  
HOUSEHOLDS BY INCOME GROUP - 2008**

2000 HUD Median Income: \$52,100; 2008 HUD Median Income: \$59,800

Income Category	Income Range (2000)	Number	Percent	Income Range (2008)
Very-Low	\$23,690 or less	1384	9.0%	\$37,900 or less
Low	\$23,691 - \$37,890	1415	9.2%	\$37,901 - \$60,650
Moderate	\$37,891 - \$63,960	3010	19.6%	\$60,651 - \$71,800
Above-Moderate	Greater than \$63,960	9575	62.2%	Greater than \$71,800

Source: 2000 Census data based on 1999 income and estimated 1999 income limits. All income ranges are for a four-person household.

**Section 3.2.4 - Overcrowding**

The Census defines overcrowding as "a housing unit that has more than one person per room." A room is defined as living rooms, dining rooms, kitchens and bedrooms. Between 1990 and 2000, the number of overcrowded housing units increased by 0.2 percent in owner households and 50.3 percent in renter households. In 2000, 11.2 percent of households were in overcrowded conditions, which is an increase from 9.7 percent in 1990.

**TABLE 17  
OVERCROWDING  
City of Cerritos 1990 to 2000 Change**

City of Cerritos	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Overcrowded Owner Households	1,041	6.7%	1,043	6.7%	2	0.2%
Overcrowded Renter Households	457	2.9%	687	4.4%	230	50.3%
<b>Overcrowded Sub Total</b>	<b>1,498</b>	<b>9.6%</b>	<b>1,730</b>	<b>11.2%</b>	<b>232</b>	<b>15.5%</b>
<b>TOTAL HOUSEHOLDS</b>	<b>15,364</b>	<b>N/A</b>	<b>15,390</b>	<b>N/A</b>	<b>26</b>	<b>0.2%</b>

Source: 1990 Census and 2000 Census

**TABLE 17A  
SEVERE OVERCROWDING  
1.51 persons or more per room**

City of Cerritos	Owner		Renter		Total Severe Overcrowding	
	Number	Percent	Number	Percent	Number	Percent
1.51 persons or more per room	254	2%	300	11.8%	554	3.5%

Severe overcrowding is defined as 1.51 persons or more per room. Severe overcrowding may be an indicator of lack of housing in the community and/or high overpayment of rent or mortgage payments. Based on the 2000 Census, overcrowded conditions (11% of households) and severely overcrowded conditions (3.5% of households) are not significant in Cerritos. Nevertheless, to address overcrowding conditions in the City, the Housing Element will continue to promote new housing developments with the creation of Area Development Plans (ADP's). ADP's permit the City to develop multi-family developments that are unique and imaginative with attractive architectural features. The ADP's have been very successful in increasing Cerritos' supply of housing. For additional information regarding ADP's and their benefit to providing multi-family housing, please see Chapter 7 – Constraints.



**Section 3.2.5 - Existing Housing Characteristics**

Based on the 2000 Census and a City field survey, the proportion of housing units by type have remained stable from 1990 to 2008. The vast majority of housing units in the City are single-family, which has remained over 91.3 percent of the housing stock over the last 18 years. The proportion of multi-family units decreased from 6.5 percent to 6.3 percent between 1990 and 2000, but increased to 8.5 percent in 2008.

**TABLE 18  
HOUSING UNITS BY TYPE**

Housing Type	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
Single Family	14,366	93.5%	14,584	93.4%	14,617	91.3%
2-4 Units	458	3.0%	600	3.8%	600	3.7%
5+ Units	537	3.5%	396	2.5%	767	4.8%
Mobile Homes	4	0.03%	32	0.2%	32	0.1%
<b>TOTAL</b>	<b>15,365</b>	<b>100.0%</b>	<b>15,612</b>	<b>100%</b>	<b>16,016</b>	<b>100%</b>

Source: 1990 Census, 2000 Census and City field survey

According to the 1990 and 2000 Census, the City had 1,444 condominiums throughout the year 2000. After 2000, the City added 224 condominium units during the 1998-2005 Housing Element cycle. Condominiums are an important section of the housing stock, because these units are an affordable alternative to higher priced single family homes. Cerritos currently has 16,016 units, 91 percent of which are detached and 1,367 units (8 percent) of which are considered attached. Examples of attached single-family homes are condominiums and town homes.

**Section 3.2.6 - Housing Conditions**

According to the *California Housing Markets 1990-1997 Report*, currently published on HCD's website, 14 percent of the Los Angeles-Long Beach area housing stock was sub-standard in 1995. More specifically, 18.5 percent of the rental stock and 8.0 percent of the owner stock was sub-standard. The Los Angeles-Long Beach percentage of sub-standard housing has not changed significantly.

Cerritos did not see any significant growth of its housing stock until the 1960's, when the number of housing units grew by over 2,000 percent. The City boomed in the 1970's, which is when 67.7 percent of the current housing stock was built. Since the 1980's the volume of growth has decreased dramatically as the City approaches build out. The housing stock growth between 1990 and 2000 only represents 2 percent of the total housing units in the City. Comparably, Los Angeles housing stock growth was relatively stable until 1990, whereas in the last decade the growth decreased dramatically.

One of the main Census indicators for sub-standard housing is units by age. Units built before 1939 are considered likely to be sub-standard in some form, excluding diligent

maintenance. In Cerritos only 0.4 percent of the housing stock was built before 1939 and only 2.8 percent of the stock was built between 1940 and 1959. This shows Cerritos housing stock is relatively new, and only a small percentage of housing units are likely to be sub-standard due to age.

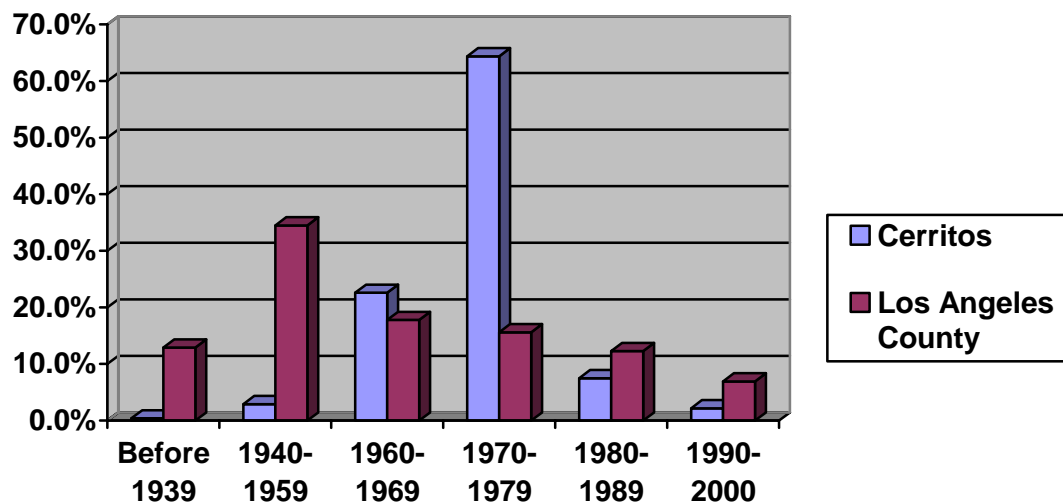
The City conducted a survey in 2007 that indicated that all multi-family apartment complexes are in good condition. While the apartments are approximately 30 years old, they are well maintained by their property managers. The majority of renters and owners inhabit housing units that were built between 1970 and 1979. Only 4.8 percent of renters and 2.9 percent of owners live in units built before 1960.

**TABLE 19  
HOUSING UNITS BY AGE BY TENURE**

Year Built	Renter Occupied		Owner Occupied		Total Number of Household	
	Number	Percent	Number	Percent	Number	Percent
1939 or Earlier	20	0.8%	40	0.3%	60	0.4%
1940-1949	29	1.1%	102	0.8%	131	0.9%
1950-1959	73	2.9%	230	1.8%	303	2.0%
1960-1969	489	19%	2,997	23%	3,486	22.6%
1970-1979	1,551	61%	8,369	65%	9,920	64.4%
1980-1989	288	11%	867	7%	1,155	7.5%
1990-2000	86	3%	254	2%	340	2.2%
<b>TOTAL</b>	<b>2,536</b>	<b>100%</b>	<b>12,859</b>	<b>100%</b>	<b>15,395</b>	<b>100%</b>

Source: 2000 Census

**CHART 6  
HOUSING UNITS BY YEAR**



Given ownership stock and the small number of units built before 1960, the percentage of sub-standard housing units is likely to be small. However, as a large portion of the stock approaches 30 to 40 years in age, the need for maintenance such as re-roofing, new paint, patching and siding will become more prevalent.

**Section 3.2.7 - Vacancy Trends**

Vacancy rates can indicate the relationship between housing supply and demand. If vacancy rates are very low then there is usually a high demand for housing and vice versa. Furthermore, vacancy rates can indicate if there is too much or too little of different types of housing units.

The 2000 Census has 6 different categories for vacancy: (1) For Rent; (2) For Sale Only; (3) for Seasonal, Recreational, or Occasional Use; (4) Rented or Sold, Not Occupied; (5) For Migrant Workers; and (6) Other. The Other category is defined as everything that has not already been classified. For example, if an owner were keeping a unit vacant for personal reasons or a unit were held for occupancy by a manager or caretaker, the unit would be characterized in the Other category.

According to the 2000 Census the total vacancy rate was 1 percent in Cerritos. This is much lower than Los Angeles County (4 percent) and the State (6 percent). The largest type of vacant category in the City was For Sale Only with 40 percent of the total, followed by Rented or Sold, Not Occupied at 22 percent.

**TABLE 20  
VACANCY BY TYPE OF UNIT**

Type	Number	Percent
For Rent	39	18%
For Sale Only	87	40%
For Seasonal, Recreational, or Occasional Use	42	19%
Rented or Sold, Not Occupied	47	22%
For Migrant Workers	0	0%
Other	2	1%
<b>TOTAL</b>	<b>217</b>	<b>100.0%</b>

Source: 2000 Census

In comparison between the 1990 Census (2 percent) and 2000 Census data (1 percent), the vacancy data suggests the vacancy rates have not changed significantly over the last twenty (20) years.

**Section 3.2.8 - Housing Costs and Affordability**

Affordability of housing directly affects housing availability. To allow all aspects of the population to have adequate housing, a variety of housing types should be made available. The following tables describe the ideal monthly and annual payments for households in the three (3) major income groups.

**TABLE 21a**  
**MAXIMUM AFFORDABLE MONTHLY RENTS BY INCOME GROUP**  
**AND NUMBER OF BEDROOMS**

<b>Income Group</b>	<b>1-Bedroom Maximum Rents</b>	<b>2-Bedroom Maximum Rents</b>
Very-Low Income	\$565.00 = (0.30 x 0.50 x \$45,200) / 12	\$636.25 = (0.30 x 0.50 x \$50,900) / 12
Low Income	\$678.00 = (0.30 x 0.60 x \$45,200) / 12	\$763.50 = (0.30 x 0.60 x \$50,900) / 12
Moderate Income	\$1,243.00 = (0.30 x 1.1 x \$45,200) / 12	\$1,399.75 = (0.30 x 1.1 x \$50,900) / 12

Source: California Department of Housing and Community Development

**TABLE 21b**  
**MAXIMUM AFFORDABLE HOUSING ANNUAL COSTS BY INCOME GROUP**

<b>Income Group</b>	<b>Ownership</b>	<b>Rental</b>
Very-Low	.30 x (\$56,500 x .50) .30 x \$28,250 <b>\$8,475</b>	.30 x (\$56,500 x .50) .30 x \$28,250 <b>\$8,475</b>
Low	.30 x (\$56,500 x .70) .30 x \$39,550 <b>\$11,865</b>	.30 (\$56,500 x .60) .30 x \$33,900 <b>\$10,170</b>
Moderate	.35 x (\$56,500 x 1.10) .35 x (\$62,150) <b>\$21,752</b>	.30 x (\$56,500 x 1.10) .30 x (\$62,150) <b>\$18,645</b>

Los Angeles Area Median Income = \$56,500. The above examples assume a household size of four (4) persons.

Source: California Department of Housing and Community Development

*[This space is left intentionally blank]*

**TABLE 21c  
MAXIMUM AFFORDABLE SALES PRICE BY INCOME GROUP**

	Very Low	Low	Moderate
Affordable Housing Cost (Annual)	\$ 8,475	\$11,865	\$ 21,752
Affordable Housing Cost (Monthly)	\$706.25	\$988.75	\$1,812.67
Utility Allowance*	\$40	\$40	\$40
HOA Dues*	\$150	\$150	\$150
Remaining Amount for Mortgage Payment	\$516	\$799	\$1,623
<u>Mortgage Assumptions:</u>			
Interest Rate*	7%	7%	7%
Term (30 years = 360 months)	360	360	360
Down Payment*	10%	10%	10%
Mortgage Principal + Down Payment	\$77,596 \$7,760	\$120,058 \$12,006	\$243,899 \$24,390
<b>Total Maximum Sale Price</b>	<b>\$85,356</b>	<b>\$132,064</b>	<b>\$268,289</b>

Source: City of Cerritos

\*It is important to note that the examples above are illustrative, and that actual sales prices may vary, depending upon utility costs, actual HOA dues, the prevailing interest rate, and whether the applicant can afford to pay a down payment.

According to Table 21c, the assumption is that the average very low- to moderate-income family can afford a home ranging from \$85,356 to \$268,289. In Cerritos, the median priced home in 2008 was \$580,000 and the average condominium was \$365,000. Therefore, the average home and condominium is not affordable for very low- to moderate-income families. There is an affordability gap of up to \$279,644 for a condominium and \$494,644 for a single-family home.

In the Los Angeles region prices of single-family homes tripled between 1970 and 1979 and continued to increase through 2007. Housing prices declined slightly in 2008. In the early 1990's the market slumped; however, by the late 1990's and into the year 2006, the real estate market had recovered and home prices were on the rise again. This strong real estate market was attributed to a growing, healthy labor market, relatively low mortgage rates and a stable economy. However, in the past year the market has slowed due to problems with sub-prime mortgages, and the slowed housing market may be an indication of a potential recession and a slow recovery in the near future.

In 2008, the average single-family home sales price in Cerritos was \$580,000, which is an increase from \$287,000 in 2000. Surveys of all of the eight bordering cities indicate

that single-family sales prices increased significantly from 2000 to 2008. Cerritos was ranked third highest in sales price increase and Artesia experienced the highest rate of increase, while La Palma had the lowest rate of increase. However, Cerritos has the highest average single-family home sales prices, followed by La Palma, which has an average single-family home sales price of \$540,000.

**TABLE 22  
AVERAGE SINGLE-FAMILY SALES PRICES**

City	2000	2008	Percentage Increase
Cerritos	\$287,000	\$580,000	102%
Artesia	\$180,000	\$400,000	122%
Bellflower	\$185,000	\$369,000	99%
Buena Park	\$197,000	\$390,000	98%
Lakewood	\$204,000	\$410,000	101%
La Mirada	\$222,000	\$402,000	81%
La Palma	\$305,000	\$540,000	77%
Norwalk	\$163,000	\$316,000	94%
Santa Fe Springs	\$168,000	\$358,000	113%

Source: DataQuick

According to DataQuick, the average price of condominiums in Cerritos increased from \$128,000 to \$365,000 between 2000 and 2008. The increase in the average price of condominiums in the City may be attributed to the strong real estate market during this time. In addition, the abundance of sub-prime mortgages may have played a contributing factor to the increase in sales prices. As a result, all surrounding cities experienced an increase in prices (except for Buena Park and La Palma which had no condominium sales in 2008).

Currently, the prices of condominiums in Cerritos are moderately affordable, ranking second highest among other cities in the surrounding area. Condominiums have a niche in the housing between renting and owning single-family homes. With sales prices between \$406,000 in La Mirada and \$362,000 in Artesia, moderate- and low-income groups may not be able to afford to own a condominium in Cerritos and the surrounding area.

**TABLE 23  
AVERAGE CONDOMINIUM SALES PRICES**

City	2000	2008	Percentage Increase
Cerritos	\$128,000	\$365,000	185%
Artesia	\$145,000	\$362,000	148%
Bellflower	\$140,000	\$272,000	94%
Buena Park	\$153,000	N/A	N/A
Lakewood	\$110,500	\$291,000	163%
La Palma	\$182,000	N/A	N/A
La Mirada	\$135,000	\$406,000	201%
Norwalk	\$126,000	\$228,000	81%
Santa Fe Springs	\$146,000	\$309,000	112%

Source: DataQuick

### Section 3.2.9 - Rental Units

According to the 2000 Census, Cerritos had a higher median rent than any of its bordering cities. The second highest median rent was in La Palma, followed by Lakewood. A reason for Cerritos' higher median rent in 2000 can be partly attributed to the City's higher proportion of home rentals to apartment rentals.

**TABLE 24  
MEDIAN RENTS**

City	Median Rent
<b>Cerritos</b>	<b>\$1,260</b>
Artesia	\$795
Bellflower	\$704
Buena Park	\$841
Lakewood	\$886
La Mirada	\$870
La Palma	\$955
Norwalk	\$767
Santa Fe Springs	\$747

Source: 2000 Census

According to a citywide apartment survey conducted in 2009, rental rates for apartments range from \$1,125 for a 1 bedroom apartment to \$1,695 for a luxury 2-bedroom/2-bathroom apartment. The majority of the apartments are one- and two-bedroom units. One apartment complex in the City offers 3-bedroom apartments. According to the survey, there are no 4-bedroom apartments in the City.

**TABLE 25  
CITY OF CERRITOS AVERAGE RENTS – 2009**

Number of Bedrooms	Average Rent	Rent Range
1BR	\$1,190	\$1,125 - \$1,250
2BR	\$1,475	\$1,250 - \$1,695
3BR	\$1,650	\$1,600 - \$1,700

Source: City of Cerritos, 2009 Survey

**Section 3.2.10 - Affordability**

Affordability can be defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent and utilities, and the gross monthly owner costs may include the mortgage payment, taxes, insurance, utilities and condominium fees.

According to the 2000 Census, 461 renters earning less than \$19,999 annually were overpaying for rent. In comparison, 287 owners earning less than \$19,999 were overpaying for their mortgage. Overall, 24 percent of all renters were in overpayment situations, while 7 percent of all owners were cost burdened in Cerritos. In comparison, the County (24 percent) and State (20 percent) renter overpayment proportions are similar to Cerritos. However, the County (15 percent) and State (17 percent) owner overpayment proportions are higher than in Cerritos.

**TABLE 26  
CERRITOS HOUSEHOLDS IN OVERPAYMENT SITUATIONS**

Income Range	Renter Overpayment	Percentage	Owner Overpayment	Percentage
Less than \$19,999	461	3%	287	2%
\$20,000 - \$34,999	670	5%	314	2%
\$35,000 - \$49,999	762	5%	333	2%
Greater than \$50,000	1,629	11%	150	1%
<b>TOTAL</b>	<b>3,522</b>	<b>24%</b>	<b>1,084</b>	<b>7%</b>

Source: 2000 Census

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**TABLE 27  
REGIONAL COMPARISON OF HOUSEHOLDS  
IN OVERPAYMENT SITUATIONS**

Income Range	Los Angeles County		California	
	Renter Overpayment	Owner Overpayment	Renter Over payment	Owner Over payment
Less than \$19,999	447,362 (15%)	88,048 (20%)	1,205,683 (12%)	342,051 (20%)
\$20,000-\$34,999	202,050 (7%)	94,748 (21%)	605,119 (6%)	363,196 (21%)
\$35,000-\$49,999	46,184 (2%)	93,845 (21%)	184,224 (2%)	355,469 (21%)
Greater than \$50,000	18,173 (1%)	167,354 (38%)	84,669 (1%)	666,243 (39%)
<b>TOTAL</b>	<b>713,769 (24%)</b>	<b>443,995 (15%)</b>	<b>2,079,695 (20%)</b>	<b>1,726,959 (17%)</b>

Source: 2000 Census

### Section 3.3 - Population, Employment and Household Summary

The majority of population and household growth in Cerritos occurred in the 1960's and 1970's; however, in the last ten years both growth rates have stabilized as Cerritos approaches build-out. Population growth has been more rapid than household growth, which suggests the City is running out of space for new construction and families are attracted to Cerritos for the family lifestyle. In addition, the population that originally moved to Cerritos thirty (30) and forty (40) years ago have remained in the City. As their children have left, their demand for larger single family homes may have decreased, while the need for retirement living options has increased.

Cerritos' unemployment rate has consistently been low, and a large proportion of the labor force is comprised of some type of professional. Housing should continue to accommodate these persons who tend to have larger households and higher incomes with a preference for single-family homes.

### Section 3.4 - Extremely Low Income Households

Extremely low-income households are defined as households with household income less than 30 percent of area median income. The area median income for Los Angeles County is \$59,800. For extremely low-income households, this results in an income of \$22,750 or less for a four-person household or \$15,950 or less for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely

low income households. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$15,950 or less. According to the federal Department of Housing and Urban Development's CHAS report, approximately 592 extremely low-income households reside in the City, representing 4 percent of the total households. Two percent of owners are extremely low-income and 1.5 percent of renters are extremely low-income.

To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing need for extremely low-income households. As a result, from the very low-income need of 25 units, the City has a projected need of 13 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or sub-standard housing condition. With this in mind, the Cuesta Villas development would assist the majority of these residents. Some extremely low-income persons could have mental or other disabilities and special needs; therefore, the City would pursue other housing options such as Single-Room Occupancy (SRO's) and special needs housing.

To address the housing needs of extremely low-income households, the City will identify and meet with specialized housing providers in addition to nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to promote a variety of housing types, including higher density, multi-family supportive, single room occupancy and shared housing. As part of this effort, the City will develop an annual report to address extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, and assisting and streamlining entitlements (see Chapter 8, Program 14 – Multi-family Housing Program).

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## Chapter 4

# SPECIAL HOUSING NEEDS

**CHAPTER 4 - SPECIAL HOUSING NEEDS**

Every Housing Element in the State of California must address the housing needs of special populations and demographic groups defined in the law. Government Code Section 65583(a)(7) requires "an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter..." With this in mind, this chapter will address special needs for Cerritos.

**Section 4.1 - Elderly**

The elderly community is a significant portion of the population that needs special consideration with regards to housing. The elderly may face financial difficulties due to limited income after retirement or may have no housing options in their community once they decide living in a large home requires too much upkeep. In these instances the lack of senior housing availability may force them to leave their community in which they may have been living all their lives. The purpose of this section is to identify the characteristics of the housing community and to determine what the City of Cerritos' senior housing needs are. While some City programs define the elderly as 62 years of age and older, this demographic portion defines the elderly as persons over the age of 65 years. From a practical standpoint 65 years of age is the retirement age and the age U.S. Census Bureau uses to determine elderly persons statistics. According to the U.S. Census Bureau, between 1990 and 2000 the elderly population in Cerritos grew by 1,987 persons or 66.6 percent.

Over the last decade the elderly population has continued to grow at a rapid rate, and is currently estimated to have 4,969 elderly persons. The elderly population represents 9.6 percent of Cerritos' total population. The significant growth of the elderly population over the last twenty (20) years suggests the demand for senior housing is at an all time high.

**TABLE 28  
POPULATION TRENDS - 65 YEARS AND OVER - CITY OF CERRITOS**

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1980	1,421	N/A	N/A	N/A
1990	2,982	1,561	109.85%	10.99%
2000	4,969	1,987	66.63%	6.66%

Source: 1980 Census, 1990 Census and 2000 Census

In 2000, 15 percent of the total households in Cerritos were senior households. Furthermore, 16 percent of the City's homeowner population is comprised of elderly persons and 6 percent of renters comprise senior renter households. In addition, the largest number of owner- and renter-occupied households by tenure are the 45 to 54 age group and the 55 to 64 age group, which indicates a future need for continued senior housing developments.

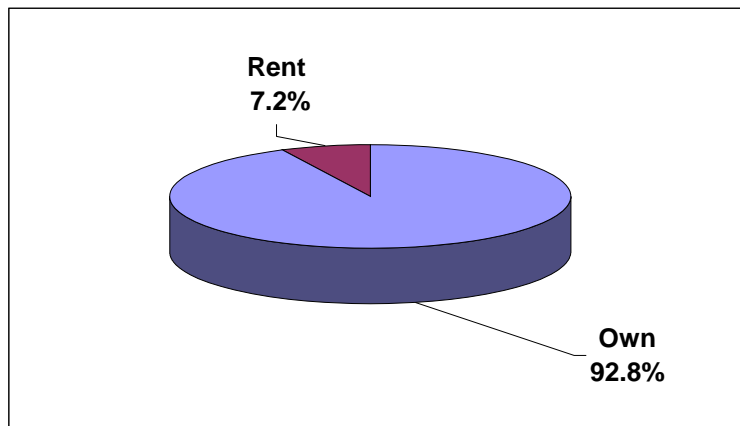
**TABLE 29  
AGE OF HOUSEHOLDER BY TENURE - 2000**

Age of Householder	Owner Occupied	Renter Occupied	Total Households	Percent Distribution
15 to 24	66	76	142	0.9%
25 to 34	786	404	1,190	7.7%
35 to 44	2,477	879	3,356	21.8%
45 to 54	3,968	710	4,678	30.4%
55 to 64	3,467	306	3,773	24.5%
65 to 74	1,432	90	1,522	9.9%
75+ years	656	73	729	4.7%
<b>Total</b>	<b>12,852</b>	<b>2,538</b>	<b>15,390</b>	<b>100.0%</b>

Source: 2000 Census

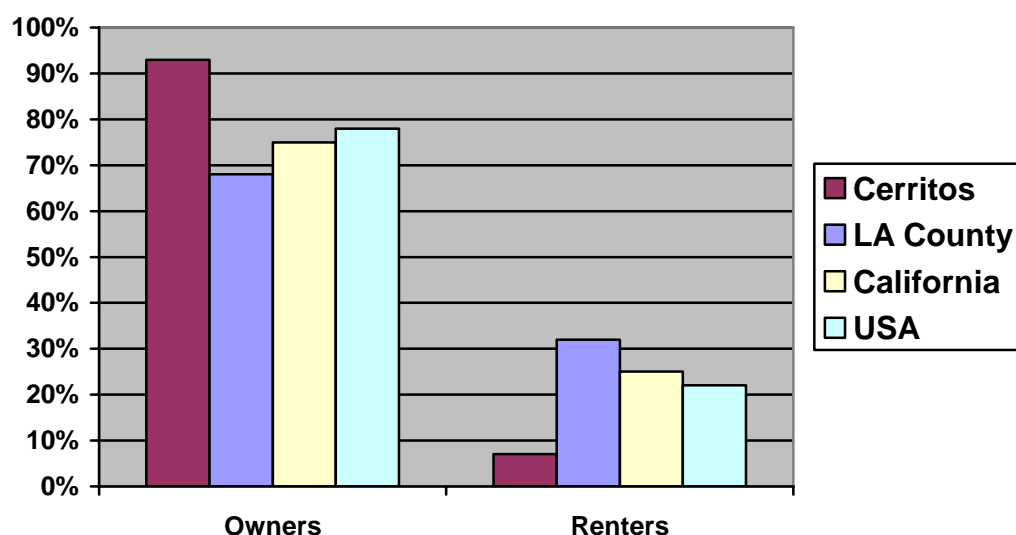
Nearly all senior households (92.8 percent) were homeowners in 2000, which is much higher than the County, State or Nation. The lack of senior renter households can be attributed to the lack of senior housing options in the City in 2000.

**CHART 7a  
SENIOR HOUSEHOLDS BY TENURE – 2000  
CITY OF CERRITOS**



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**CHART 7b  
SENIOR HOUSEHOLDS BY TENURE - 2000  
LOS ANGELES COUNTY, CALIFORNIA AND UNITED STATES**



**TABLE 30  
SENIOR HOUSEHOLDS STATUS - 1990 to 2000**

Income Range	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	135	10.8%	162	7.3%	27	20.0%
\$10,000 - \$24,999	239	19.1%	438	19.6%	199	83.3%
\$25,000 - \$49,999	483	38.7%	637	28.6%	154	31.9%
\$50,000 - \$74,999	246	19.7%	483	21.7%	237	96.3%
\$75,000 +	146	11.7%	510	22.9%	364	249.3%
<b>TOTAL</b>	<b>1249</b>	<b>100.0%</b>	<b>2230</b>	<b>100.0%</b>	<b>981</b>	<b>78.5%</b>

Source: 1990 Census and 2000 Census

Over the last ten years the proportion of senior households with lower incomes (less than \$24,999) has remained consistent. Consequently, the senior households in the upper income categories (\$75,000 plus) has increased rapidly from 11.7 percent to 22.9 percent, which has allowed for little constraint on housing options for this segment of the senior population.

The Los Angeles – Long Beach MSA 2000 AMI for seniors was \$52,100 (adjusted for a 2 person household). Based on the 2000 HUD AMI and senior household income tables, 38.3 percent of the Cerritos senior households are classified as having above



moderate incomes. Only 20.8 percent of senior households are classified as having very low income and 17.5 percent of senior households are low income. The high number of above moderate incomes indicates that a much larger proportion of the Cerritos senior population has higher incomes.

**TABLE 31**  
**SENIOR HOUSEHOLDS BY INCOME GROUP - 2000**

2000 HUD Median Income: \$52,100; 2008 HUD Median Income: \$59,800

Income Category	Income Range (2000)	Number	Percent	Income Range (2008)
Very Low	\$23,690 or less	465	20.8%	\$37,900 or less
Low	\$23,691 - \$37,890	390	17.5%	\$37,901 - \$60,650
Moderate	\$37,891 - \$63,960	521	23.4%	\$60,651 - \$71,800
Above Moderate	Greater than \$63,960	854	38.3%	Greater than \$71,800

*Source: 2000 Census data based on 1999 income and estimated 1999 income limits. All income ranges are for a four-person household.*

An important statistic to measure the affordability of housing in Cerritos is "overpayment". Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income. In 2000, 63 percent of senior renters were overpaying for housing in Cerritos and 27 percent of senior owners were in overpayment situations. This high "overpayment" for senior renters indicates a need for additional affordable senior housing apartments.

Comparatively, in Los Angeles County the percentage of senior renters overpaying for housing is 61 percent, which is slightly lower than Cerritos. In addition, the proportion of senior owners that are overpaying for housing is 27 percent, which is also similar to Cerritos. The 2000 Census data indicate that overpayment for shelter is slightly higher in Cerritos than in the County.

**TABLE 32a**  
**SENIOR HOUSEHOLDS BY SHELTER PAYMENT - CERRITOS**

Percent of Income to Shelter Payment	Senior Renters		Senior Owners	
	Number	Percent	Number	Percent
Less than 20%	23	15%	1152	58%
20 to 24%	22	14%	183	9%
25 to 29%	13	8%	112	6%
30 – 34%	24	15%	94	5%
Greater than 35%	75	48%	440	22%
<b>TOTAL SENIOR HOUSEHOLDS</b>	<b>157</b>	<b>100%</b>	<b>1,981</b>	<b>100%</b>
<b>TOTAL HOUSEHOLDS</b>	<b>2,516</b>	<b>N/A</b>	<b>12,186</b>	<b>N/A</b>

Source: 2000 Census

**TABLE 32b  
SENIOR SHELTER HOUSEHOLDS BY SHELTER PAYMENT - LOS ANGELES COUNTY**

Percent of Income to Shelter Payment	Senior Renters		Senior Owners	
	Number	Percent	Number	Percent
Less than 20%	30,098	18%	182,590	59%
20 to 24%	14,938	9%	25,346	8%
25 to 29%	21,153	13%	18,670	6%
30 – 34%	15,082	9%	14,102	5%
Greater than 35%	87,621	52%	70,371	23%
<b>TOTAL SENIOR HOUSEHOLDS</b>	<b>168,892</b>	<b>100%</b>	<b>311,079</b>	<b>100%</b>
<b>TOTAL HOUSEHOLDS</b>	<b>1,630,542</b>	<b>N/A</b>	<b>1,287,679</b>	<b>N/A</b>

Source: 2000 Census

### Section 4.2 - Senior Housing

Currently, there are four (4) senior housing communities in Cerritos. Emerald Villas, Pioneer Villas and Vintage Cerritos were completed during the 1998-2005 Housing Element cycle. Fountain Walk, the fourth (4) affordable senior housing development was completed in 2007.

Emerald Villas opened in 2000 and consists of 48 very low, 48 low and 30 moderate units which are all owner occupied. In order to provide residents with affordable housing, the Agency allocated five million dollars of its 20% Housing Set-Aside Fund for the construction of the project.

Pioneer Villas opened in the spring of 2001. This project contains 98 one- and two-bedroom condominiums, with 37 percent of the units set-aside for seniors who fall within the very low income category and 46 percent of the units set-aside for seniors in the low income category. Pioneer Villas was subsidized with approximately five million dollars from the Agency's 20% Housing Set-Aside Fund.

Vintage Cerritos is the third senior housing development and is an assisted living community that provides 147 units. Vintage Cerritos consists of 46 very low income, 37 low income, 22 moderate income and 42 above-moderate income units. This innovative development was a partnership with Cerritos College and it provides an opportunity for the College nursing, cosmetology, and culinary students to gain valuable on-the-job training at the facility.

Fountain Walk, the most recently completed affordable housing development, consists of 2 low income units, 14 moderate income units and 2 above-moderate income units. Fountain Walk was completed in 2007.

In 2007, the City approved Cuesta Villas, the fifth (5) affordable housing development, which will consist of 247 affordable for-rent units. Both Cuesta Villas and Fountain Walk will satisfy the growing need for senior affordable and market rate housing that has developed in response to an aging population.

**Section 4.3 - Disabled Persons**

The Federal Rehabilitation Act of 1973 defines a disabled person as “any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment.” There are three types of disabled persons who are considered to have special housing needs; (1) physically; (2) mentally; and, (3) developmentally disabled. Each type is unique and has different various housing needs in terms of access to housing, employment, social and medical services.

For this section, disabled persons will be defined as persons with a sensory, physical, mental, self-care, go-outside-home or employment disability. According to the 2000 Census, 13 percent of persons age 16-64 have a disability. Comparatively, Los Angeles County has a higher proportion of disabled persons in this age group, at 21 percent.

**TABLE 33a  
DISABLED PERSONS BY AGE AND TYPE OF DISABILITY - CERRITOS**

Type of Disability	5-15 Years		16-64 Years		65 Years and Over	
	Number	Percent	Number	Percent	Number	Percent
Sensory	34	0.4%	442	1%	554	11%
Physical	18	0.2%	1,160	3%	1,181	24%
Mental	182	2%	746	2%	498	10%
Self-care	55	1%	465	1%	344	7%
Go-outside-home disability	0	0%	2,222	6%	1,081	22%
Employment disability	0	0%	3,266	9%	0	0%
Total Number of Disabilities	289	N/A	8,301	N/A	3,658	N/A
<b>Total Disabled Persons</b>	<b>236</b>	<b>3%</b>	<b>4,698</b>	<b>13%</b>	<b>1,903</b>	<b>38%</b>
Average Number of Disabilities Per Person	1.22	N/A	1.77	N/A	1.92	N/A
Persons With No Disability	8,161	97%	31,029	87%	3,066	62%
<b>Total Persons</b>	<b>8,397</b>	<b>100%</b>	<b>35,727</b>	<b>100%</b>	<b>4,969</b>	<b>100%</b>

Source: 2000 Census

**TABLE 33b  
DISABLED PERSONS BY AGE AND TYPE OF DISABILITY -  
LOS ANGELES COUNTY**

Type of Disability	5-15 Years		16-64 Years		65 Years and Over	
	Number	Percent	Number	Percent	Number	Percent
Sensory	15,394	1%	115,102	2%	129,795	14%
Physical	16,138	1%	303,119	5%	264,710	29%
Mental	53,124	3%	202,959	3%	125,839	14%
Self-care	21,034	1%	107,436	2%	103,987	11%
Go-outside-home disability	0	0%	628,422	10%	212,452	23%
Employment disability	0	0%	874,315	14%	0	0%
Total Number of Disabilities	105,780	N/A	2,231,380	N/A	836,783	N/A
<b>Total Disabled Persons</b>	<b>77,040</b>	<b>5%</b>	<b>1,298,066</b>	<b>21%</b>	<b>399,903</b>	<b>43%</b>
Average Number of Disabilities Per Person	1.37	N/A	1.72	N/A	2.09	N/A
Persons With No Disability	1,582,818	95%	4,897,110	79%	526,770	57%
<b>Total Persons</b>	<b>1,659,858</b>	<b>100</b>	<b>6,195,176</b>	<b>100%</b>	<b>926,673</b>	<b>100%</b>

Source: 2000 Census

**TABLE 33c  
TOTAL DISABLED PERSONS - CERRITOS**

Total Disabled Persons	Total Population	Percent Disabled
6,837	51,488	13%

According to the 2000 Census, 13 percent of the total population in Cerritos has at least one disability. In addition, 58 percent of disabled persons age 16-64 are employed. Though, as the age of disabled persons increases it is more likely that they will have an employment disability. The housing needs of this group can be addressed with disabled accessible housing.

**TABLE 34  
EMPLOYMENT STATUS AND DISABILITY STATUS  
OF PERSONS AGE 16-64**

Employment Status	Disabled Persons		Non-Disabled Persons	
	Number	Percent	Number	Percent
With a disability				
Employed	2,708	58%	21,092	68%
Not Employed	1,990	42%	9,995	32%
<b>TOTAL</b>	<b>4,698</b>	<b>100%</b>	<b>31,087</b>	<b>100%</b>

Source: 2000 Census

The City of Cerritos abides by the Americans with Disabilities Act (ADA). The City acknowledges the need for the disabled to have affordable housing, accessibility to housing, transportation and recreation services. At this time, the City of Cerritos provides disabled persons public transportation in the form of both fixed route and demand response services. The City's Dial-A-Ride program (demand response) offers a unique shuttle service for disabled students to Cypress College for special educational courses not offered at Cerritos College. This program is unique because the transportation service goes beyond the regular scope of the program and no other local cities offer this type of transportation service. Further, the City of Cerritos retrofitted an existing community park (Liberty Park) to accommodate disabled persons. The park provides new equipment for both persons with and without disabilities. In 2006, the City approved Ordinance 916, which provides disabled persons reasonable accommodations to ensure equal access to their dwelling unit and/or place of business. Cerritos will continue to explore and encourage ADA retrofitting and related activities.

#### **Section 4.4 - Large Families**

Large families are considered to be a special need group because in many housing markets there is not an adequate number of bedrooms to meet large family requirements. For the purpose of this section, large families are defined as households with 5 or more people. According to the 2000 Census, 19 percent off all households in Cerritos are comprised of large families. Comparably, Los Angeles County has a similar proportion of large family households at 19 percent. However, the proportion of renter households with 5 or more persons is higher in Cerritos (25 percent) than in Los Angeles County (18 percent).

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**TABLE 35a  
LARGE FAMILIES – CERRITOS  
(HOUSEHOLD BY TENURE SIZE)**

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1 Person	1,121	8.7%	242	10%	1,363	8.9%
2 Person	3,463	26.9%	469	18%	3,932	25.5%
3 Person	2,720	21%	511	20%	3,231	21.0%
4 Person	3,188	25%	686	27%	3,874	25.2%
5 Person	1,409	11%	382	15%	1,791	11.6%
6 Person	585	5%	157	6%	742	4.8%
7+ Person	366	3%	91	4%	457	3.0%
<b>TOTAL</b>	<b>12,852</b>	<b>100%</b>	<b>2,538</b>	<b>100%</b>	<b>15,390</b>	<b>100.0%</b>

Source: 2000 Census

**TABLE 35b  
LARGE FAMILIES – LOS ANGELES COUNTY  
(HOUSEHOLD BY TENURE SIZE)**

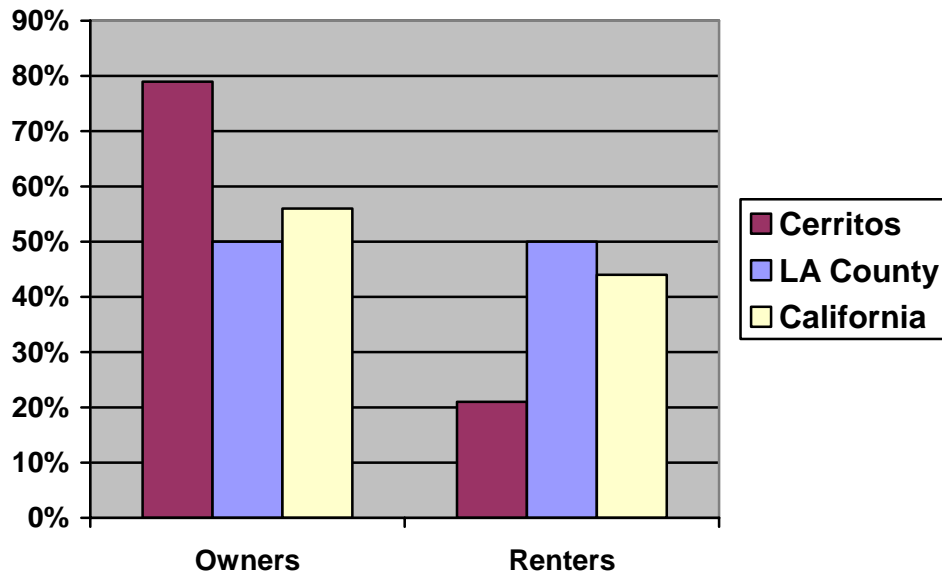
Household Size	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1 Person	279,224	19%	492,223	30%	771,447	25%
2 Person	440,679	29%	380,068	23%	820,747	26%
3 Person	245,140	16%	249,705	15%	494,845	16%
4 Person	245,177	16%	219,910	13%	465,087	15%
5 Person	139,052	9%	139,779	9%	278,831	9%
6 Person	75,245	5%	78,063	5%	153,308	5%
7+ Person	75,177	5%	74,332	5%	149,509	5%
<b>TOTAL</b>	<b>1,499,694</b>	<b>100%</b>	<b>1,634,080</b>	<b>100%</b>	<b>3,133,774</b>	<b>100.0%</b>

Source: 2000 Census

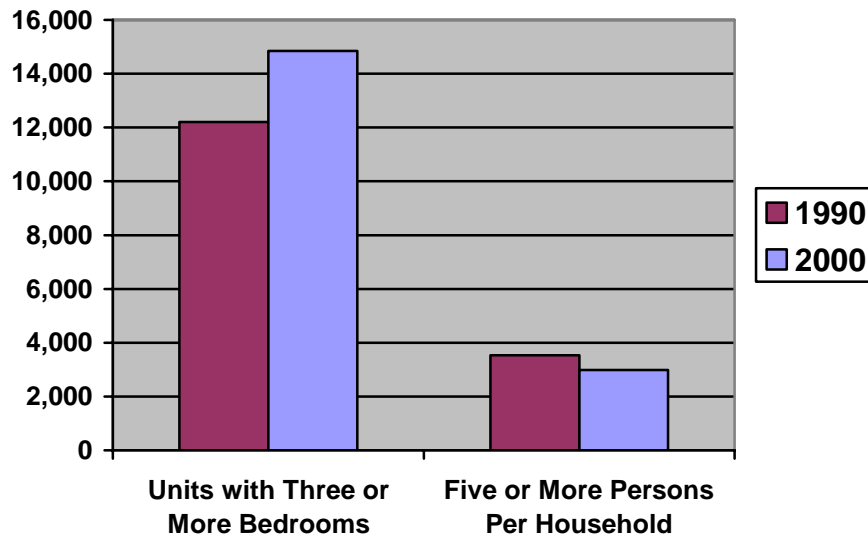
In 2000, 80 percent of all housing units had a minimum of five bedrooms, including 85 percent of owner-occupied units and 57 percent of renter-occupied units. The 2000 Census indicates that Cerritos has a higher proportion of two, three and four bedroom units than Los Angeles County and State of California. This suggests the City of Cerritos has adequate housing stock to meet its large family needs. In addition, since 1990 the large family trend in Cerritos has decreased. For example, in 1990, Cerritos had 3,536 large family households (20 percent). In 2000, the Census data indicates that 2,990 large family households (19 percent) live in Cerritos.



**CHART 8a  
LARGE FAMILY COMPARISON – 2000  
CERRITOS, LOS ANGELES COUNTY AND CALIFORNIA**



**CHART 8b  
LARGE FAMILY TRENDS – CERRITOS**



**TABLE 36  
HOUSEHOLDS BY TENURE BY BEDROOM TYPE**

Bedroom Type	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1 BR	0	0%	102	4%	102	0.7%
2 BR	191	1%	251	10%	442	2.9%
3 BR	1,115	9%	457	18%	1,572	10.2%
4 BR	635	5%	290	11%	925	6.0%
5+ BR	10,918	85%	1,436	57%	12,354	80.2%
<b>TOTAL</b>	<b>12,859</b>	<b>100%</b>	<b>2,536</b>	<b>100%</b>	<b>15,395</b>	<b>100.0%</b>

Source: 2000 Census

Often many large households have lower incomes, which can result in the overcrowding of smaller housing units. In 2000 there were 2,360 owner-occupied households with 5 or more persons and 630 were renter-occupied households with 5 or more persons. Since the 2-person household for owner occupied units was the highest at 26.9 percent and 4-person household was the highest for rental households, the 2000 Census data indicate that overcrowding may not be a significant factor. While it may appear there is enough housing stock for large renter households, they may not have enough income to rent large homes and thus there is a potential shortage of large-number-bedroom apartment rentals in the City.

Since 1980, the proportion of large family households has been decreasing. For example, in 1980, 23.7 percent of households in Cerritos were large family households, According to the 2000 Census, the City’s proportion of large family households dropped to 19.4 percent.

#### **Section 4.5 - Single Parent Households**

Single parent households have special housing needs due to the added burden of day care, the need for health care and affordable housing. These households are considered in need of assistance, due to lower incomes limiting access to housing in an area. This puts these households at a greater risk of housing overpayment and homelessness.

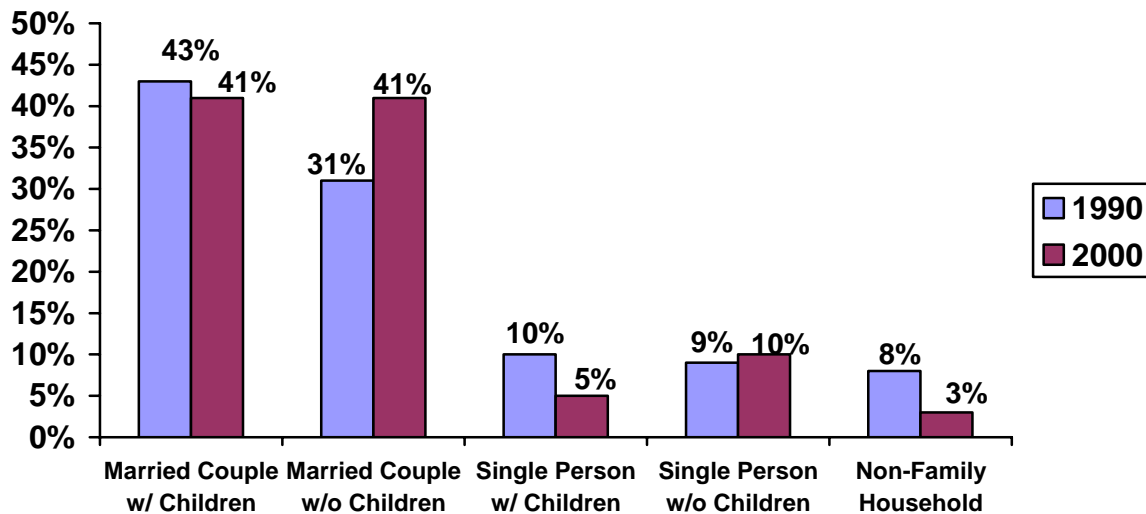
According to the 2000 Census, single parent family households account for 5 percent of households in Cerritos, 81 percent of households were headed by married couples and 3 percent of households were classified as non-family households. In addition, 4 percent of households were single female-headed households with children and 1 percent were single male-headed households with children.

**TABLE 37  
HOUSEHOLD TYPE AND PRESENCE AND AGE OF CHILDREN**

Household Type	Number	Percentage
<b>Married-Couple Family Households</b>	<b>11,337</b>	<b>81%</b>
With children under 18 years of age	5,669	41%
With no children under 18 years of age	5,708	41%
<b>Single-Householder Family Households</b>	<b>2,262</b>	<b>16%</b>
Male Householder With Children	158	1%
Male Householder With No Children	480	3%
Female Householder With Children	592	4%
Female Householder With No Children	1,032	7%
<b>Non-Family Households</b>	<b>383</b>	<b>3%</b>
<b>TOTAL</b>	<b>13,982</b>	<b>100%</b>

Source: 2000 Census

**CHART 9  
FAMILY STATUS AND PRESENCE OF CHILDREN - 2000**



Source: 1990 Census and 2000 Census

The City of Cerritos acknowledges the special needs single-parent households have and will continue exploring methods of meeting those needs.

**Section 4.6 - Farm Workers**

According to the 2002 Census of Agriculture, Los Angeles County has 1,543 farms. Furthermore, 65.0 percent of the farms were 1 to 9 acres, which require less farm workers than larger farms. Currently, Cerritos has very little land zoned Agricultural (A). According to SCAG's farm worker data, Cerritos was allocated 25 persons to account

for in the 2008-2014 Housing Element cycle. This includes providing housing or designating areas for farm worker housing. Due to the lack of significant farmland, the needs of farm workers in the City are considered to be minor and can be dealt with through current housing strategies.

### **Section 4.7 - Homeless**

According to the 2007 Greater Los Angeles Homeless Count Report from the Los Angeles Homeless Services Authority, the estimated Los Angeles County homeless population reached 73,302. The County was split into eight areas, with the City of Cerritos being located in Service Planning Area 7 (SPA 7). Within SPA 7 there are 22 cities and 5 unincorporated areas. The study found 5,580 homeless persons in this specific planning area; however, it did not specify the amount of homeless persons in each city or unincorporated area.

According to the Cerritos Department of Community and Safety Services, Cerritos may have up to 91 homeless persons. Specifically, homeless persons have been reported along Bloomfield Avenue and the 91 Freeway, the riverbed areas of the Los Coyotes Creek and San Gabriel River and along Artesia Boulevard and Studebaker Road.

The City of Cerritos does recognize the surrounding area's homeless need and therefore donates \$50,000 annually to the Rio Hondo Emergency Homeless Shelter and \$20,000 to the Su Casa Shelter for battered women. In addition to the funding donated to the Rio Hondo and Su Casa shelters, the City of Cerritos allows for community care facilities in all residential zones. These care facilities, serving six or fewer persons, provide non-medical transitional housing for battered spouses, the homeless and troubled youth as well as, the physically and/or mentally disabled and abused or neglected children. Currently, there are 19 community care facilities in the City with a capacity to serve approximately 254 persons.

As required by SB 2, the City has identified a location to assist with the homeless population (see Attachment 2). This location is suitable for a homeless shelter because it is in close proximity to public transportation and places of employment. In fact, this location is adjacent to an industrial park, which may provide job opportunities. The buildings in this area are large in size and may accommodate the approximately 91 homeless persons. However, these buildings would need substantial interior modifications in order to convert the existing industrial use into a homeless shelter. For more information on the location, please see Section 6.5 – Zoning for Emergency Shelters and Transitional Housing.

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# Chapter 5 PROJECTED HOUSING NEEDS

## CHAPTER 5 - PROJECTED HOUSING NEEDS

Projected housing needs are an important component to the Housing Element, which includes the City's Regional Housing Needs Assessment (RHNA) allocation for very low, low, moderate and above moderate income units. According to State Housing law, the element shall contain an analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels. These projected needs shall include the locality's share of the regional housing need as prescribed by law.

### Section 5.1 - Regional Housing Needs

Housing Element law is intended to achieve the State's housing goal through the cooperation of government localities. Accordingly, multi-jurisdictional agencies or Councils of Governments (COGs) are responsible for distributing the State's housing need in an equitable method that attempts to avoid the uneven distribution of low income households.

RHNA is a process that devises the number of housing units a city, county or agency must plan for in its Housing Element. The RHNA process starts with the California Department of Finance estimate of the state's total housing needs from all income levels. That number is divided proportionately among the state's regions, then further divided and assigned to each city and county by regional councils of governments (COG). The City of Cerritos falls under the jurisdictions of two COGs: (1) SCAG; and, (2) Gateway Cities COG. Through a cooperative process, the two COGs and the City of Cerritos produced a RHNA allocation. The RHNA in essence consists of two components: income group goals and construction need. The Housing Element is based on a planning cycle running from 2008 to 2014. However, the RHNA cycle for this document is from 2006 to 2014.

### Section 5.2 - Income Group Goals

The purpose of RHNA is to ensure that Cerritos attains its fair share of the state housing goal and that there is no disproportionate distribution of household income groups. The income categories are based on the HUD area median income (AMI): (1) very low (less than 50 percent of AMI); (2) low (50 to 80 percent of AMI); (3) moderate (80 to 120 percent of AMI); and (4) above moderate (greater than 120 percent of AMI).

**TABLE 38  
RHNA INCOME GROUP GOALS (2006-2014)**

Income Category	2014 Goal
Very Low	26.3%
Low	15.8%
Moderate	16.8%
Above Moderate	41.1%

Source: SCAG



**Section 5.3 - Construction Needs**

Construction need is determined from SCAG household growth estimates, vacancy need and replacement need. Over the next five years, Cerritos has been given a construction need of 95 housing units. Of these, over 50 percent are needed for above-moderate (greater than 120 percent of AMI) households.

**TABLE 39  
RHNA CONSTRUCTION NEED (2006-2014)**

Income Category	Construction Need
Very Low	25
Low	15
Moderate	17
Above Moderate	38
<b>TOTAL</b>	<b>95</b>

Source: SCAG

During the 1998-2005 Housing Element cycle, the City was able to accomplish its entire construction need requirement as well as its very low and low RHNA requirement with three (3) affordable housing developments. However, the City was not able to satisfy all of its moderate and above moderate income unit requirement.

Below is a table detailing the previous RHNA allocation and accomplishments.

**TABLE 40a  
1998-2005 HOUSING ELEMENT CYCLE**

1998-2005 RHNA Allocation

Very Low	Low	Moderate	Above Moderate	Total
54	41	71	174	340

1998-2005 RHNA Allocation Accomplishment

Very Low	Low	Moderate	Above Moderate	Total
130	130	64	80	404

RHNA Percentage Accomplishment

Very Low	Low	Moderate	Above Moderate	Total
241%	317%	91%	46%	119%

It should be noted that the City was able to far exceed its total RHNA allocation by 119%. In fact, the City achieved a 241% accomplishment for the very low income category, 317% for the low income category and 91% for the moderate income category. The City was only able to achieve a 46% accomplishment for the above moderate income category. However, as mentioned previously, the total RHNA accomplishment far exceeded the 100% threshold.

Based on discussions with staff from the State of California Department of Housing and Community Development (HCD) and a memorandum dated June 20, 2007 from said department, the City does not have to carry over the remaining moderate and above moderate units from the 1998-2005 Housing Element cycle to the 2008-2014 Housing Element cycle. Government Code Section 65584.09 requires local governments to zone or rezone adequate sites, within the first year of the new planning period, to address any portion of the RHNA for which the jurisdiction failed to identify or make available sites in the prior planning period. This section will not apply to the City of Cerritos because the 1998-2005 Housing Element was found to be in compliance with State law by HCD and the 1998-2005 Housing Element identified an inventory of adequate sites for housing.

**TABLE 40b**  
**2008-2014 HOUSING ELEMENT CYCLE (2006-2014 RHNA CYCLE)**  
 2006-2014 RHNA Allocation

Very Low	Low	Moderate	Above Moderate	Total
25	15	17	38	95

2006-2014 RHNA Allocation Accomplishment  
 (Through currently planned and approved projects)

Very Low	Low	Moderate	Above Moderate	Total
25	17	221	4	267

2006-2014 RHNA Percent Accomplishment

Very Low	Low	Moderate	Above Moderate	Total
100%	113%	1,300%	11%	281%

As mentioned in Section 5.1, the Housing Element is based on a planning cycle running from 2008 to 2014 and the RHNA cycle for this document is from 2006 to 2014. Therefore, any new housing developments that were constructed from 2006 to 2008 will be included in the 2008-2014 Housing Element cycle. For example, Fountain Walk was completed in 2007 and the eighteen (18) units will be added to the current RHNA/Housing Element cycle described in this document. The total accomplishment noted above accounts for the Cuesta Villas affordable housing development, which will include 247 units. In addition, in 2007 the City approved one (1) parcel subdivision of one (1) parcel with one (1) unit that will accommodate two (2) additional units. Both of these projects have been accounted for in Table 40b.

It should be noted that the City of Cerritos is planning to build more units than required and far exceed its RHNA allocation. Nevertheless, the City of Cerritos will make a concerted effort to identify additional sites that would be suitable for multi-family housing that is not exclusively for the growing senior community. The City will strengthen the Multi-Family Housing Program to address this need during the 2008-2014 Housing Element cycle.



## Chapter 6

# SITE INVENTORY AND ANALYSIS

## **CHAPTER 6 - SITE INVENTORY AND ANALYSIS**

The State Government Code requires that the housing element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (Government Code Section 65583(a)(3)). It further requires that the element analyze zoning and infrastructure on these sites, to ensure that their development with housing during the planning period is actually feasible. Through this process, the City must demonstrate that it has a sufficient amount of land to accommodate its fair share of the region's housing need for the 2008-2014 Housing Element cycle.

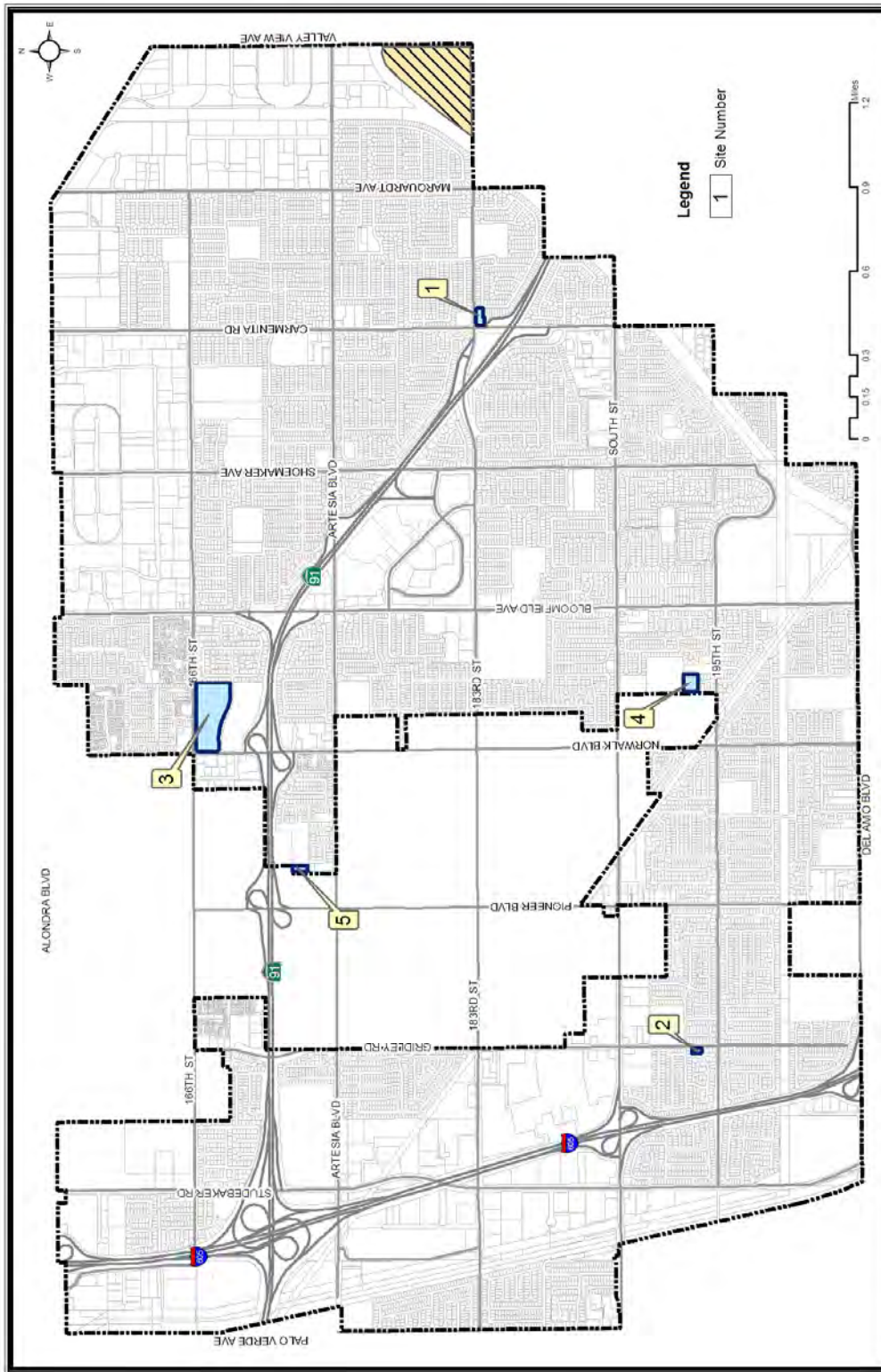
Demonstrating an adequate land supply, however, is only part of the task. Cerritos must also show that this supply is capable of supporting housing demand from all economic segments of the community, including lower income households. This means providing sufficient land for multi-family housing as well as single family housing, and accommodating a wide variety of housing types, including apartments.

In 2004, the California Legislature passed AB 2348 (Mullin) which requires cities and counties to include a more detailed inventory of sites to accommodate projected housing needs and provide greater development and Housing Element review certainty. This chapter will address these requirements in greater detail.

### **Section 6.1 - Inventory of Land Suitable for Residential Developments**

The City conducted a survey of all available land within its jurisdiction and has identified five (5) areas that are suitable for new residential developments. Some of these locations have been identified in the City's adopted General Plan and are within realistic development capacity. These sites will address the City's RHNA allocation for the 2008-2014 Housing Element cycle. Below is a brief summary of the five (five) identified sites. A map of the five (5) sites is on the following page.

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2008 - 2014 Housing Element

Attachment 1

- Proposed Housing Sites
- Emergency (Homeless) Shelter Study Area

Legend  
1 Site Number



Site 1

Aerial View



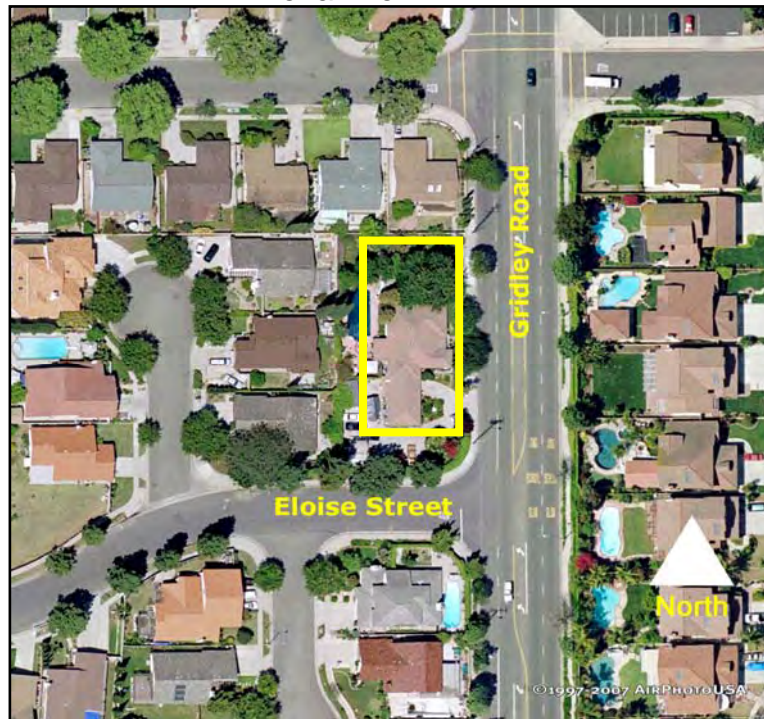
East side of Fountain Walk



Site 1: This site is currently zoned Area Development Plan 13 (multi-family, senior housing development). In addition, this site is surrounded by residential areas to the south, east and north. In 2007, a new affordable senior housing development with eighteen (18) units was completed on this site at the southeast corner of Carmenita Road and 183<sup>rd</sup> Street.

Site 2

Aerial View



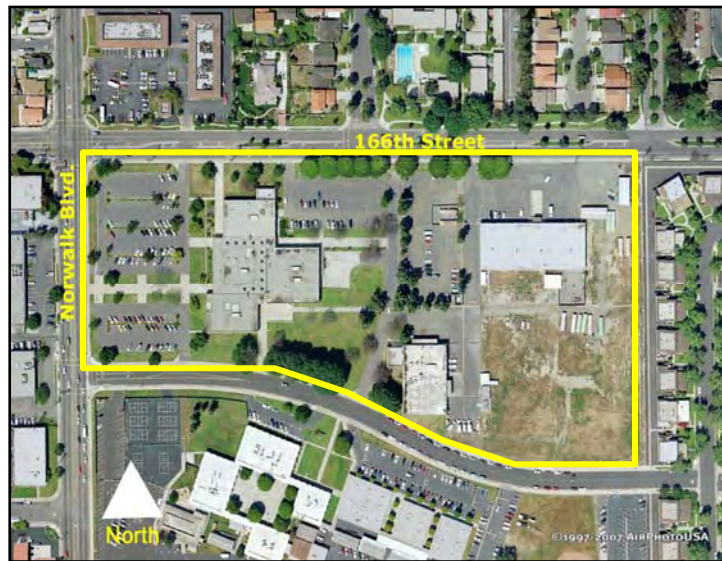
Site 2: This site is was re-zoned in 2007 from Single-Family Residential (RS-6500) to Single-Family Residential (RS-5000) in order to accommodate two (2) additional units at the site. Site 2 is located at the northwest corner of Gridley Road and Eloise Street. This site received a Development Map Amendment and a new Parcel Map and is now suitable for two (2) additional units, for a total of three (3) units. In addition, this site is completely surrounded by residential land uses. Infrastructure is in place to accommodate this development. No additional environmental constraints were identified.

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Site 3

Aerial View



Rendering of Cuesta Villas



Site 3: This site is designated for the Cuesta Villas affordable housing development. This project would include 247 units, a senior recreation center and 4.04-acre park. The site was identified by ABC Unified School District (District) as underutilized and was recommend by the District for a future development. This site is currently zoned Open Space (OS) and is adjacent to residentially zoned areas to the east and north. To the west is an industrial center that is zoned Industrial (M) and to the south is Tracy High School, which is zoned OS. Site 3 is located at the southeast corner of Norwalk Blvd. and 166<sup>th</sup> Street. A Development Map Amendment and General Plan Amendment and an Area Development Plan would be required to permit a housing development on this site. Infrastructure is in place to accommodate this development. No additional environmental constraints were identified. For more information in regard to Cuesta Villas, please see the Executive Summary.

**Site 4**  
Aerial View



Site 4: This site includes four existing units on four (4) parcels that may accommodate up to four (4) more units for a total of eight (8) units. This site is currently zoned RS-6500, which could be subdivided to accommodate additional units. Site 4 is bounded by Carver Elementary School to the north, which is zoned OS, and by Ely Avenue to the west. In addition, this site is bounded by residential areas to the east, south and west. A new Parcel Map would be required. This development would require new infrastructure improvements such as sewer connections, gas connections, underground utilities, water connections, new curb and sidewalk installation, new street trees, wheel chair ramps and a new street light. In addition, this site will require the installation of a new cul-de-sac. No additional environmental constraints were identified.

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Site 5

Aerial View



Site 5: This site is the only vacant parcel in the City that is available for residential development. The vacant parcel is zoned RS-6500, which may accommodate up to three (3) units. The parcel is bounded by Juarez Elementary School, which is zoned OS to the east, residential development to the south, and commercial areas to the west and north. Site 5 is located on the northeast corner of Clarkdale Avenue and Aclare Street, north of Artesia Boulevard. A new Parcel Map would be required. This development would require new infrastructure improvements such as sewer connections, gas connections, underground utilities, water connections, new curb and sidewalk installation, new street trees, wheel chair ramps and a new street light. No additional environmental constraints were identified.

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**TABLE 41  
SUMMARY OF INVENTORY OF LAND SUITABLE FOR  
RESIDENTIAL DEVELOPMENT**

Site	APN	Current Zoning Designation	Current General Plan Designation	Acres	Realistic Unit Capacity
1	7023007040	ADP-13	Medium Density	1.0976	18
2	7049022042	RS-5000 Single-Family Residential	Low Density	0.4263	3
3	7012001900	Open Space	Educational Use	15.6062	247
4	7054013001 7054013002 7054013003 7054013004	RS-6500 Single-Family Residential	Low Density	0.7332 0.4841 0.4373 <u>0.4685</u> 2.1231	8
5	7033004039	RS-6500 Single-Family Residential	Low Density	0.6972	3
<b>TOTAL</b>					<b>407</b>
<b>RHNA Requirement</b>					<b>95</b>
<b>Percent</b>					<b>293%</b>

**Section 6.2 - Environmental Constraints and Adequate Infrastructure**

Government Code Section 65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction. With this in mind, the City has evaluated each of the six (6) sites for residential developments and has determined that there are no environmental constraints such as presence of flood plains, protected wetlands or oak tree preserves. In fact, the sites identified by the City are adjacent to residential areas and are currently developed areas.

In regard to the status of each site, only Site 3 and Site 1 have undergone a formal environmental assessment. In fact, Site 3 was approved by the City/Agency and the ABC Unified School District for the development of affordable apartments. The City certified a Mitigated Negative Declaration on November 8, 2007, for the Cuesta Villas development. In 2002, the City certified a Mitigated Negative Declaration for Site 1, which is the Fountain Walk affordable housing development. Of the remaining sites, each development will be evaluated on a case-by-case basis through an environmental assessment as required by the California Environmental Quality Act (CEQA).

According to the City's General Plan, the City has adequate infrastructure to accommodate all six (6) sites. Infrastructure such as roads and sewer connections are adequate for all sites and are within the expected overall levels of development.

### **Section 6.3 - Analysis of Non-Vacant and Underutilized Sites**

Currently, there are two (2) sites in the City that are considered non-vacant and underutilized. These two (2) sites include Site 2 and Site 3 (see Attachment 2). Site 2 is one (1) large parcel that may accommodate up to three (3) residential parcels with three (3) above-moderate single-family homes. The City approved a Development Map Amendment and Parcel Map in 2007 to subdivide the parcel to accommodate three (3) homes. Site 3 is the District's office headquarters and was determined by the ABC School Board in May 2007 to be underutilized land and was designated as surplus land for alternative developments.

### **Section 6.4 - Zoning to Accommodate the Development of Housing Affordable to Lower Income Households**

During the 1998-2005 Housing Element cycle, the City accommodated a total of 130 very-low and 130 low income units, which exceeded the RHNA requirement of 54 very-low and 41 low income units. The City will continue to accommodate lower income households with innovative developments with high quality amenities and architectural development standards.

In 2007, the City completed the Fountain Walk housing development, which included 16 affordable units and 2 market rate units. These units will be accounted for in the 2008-2014 Housing Element cycle. In addition, the City approved the Cuesta Villas affordable housing development, which will include 247 total units. This development will include 25 very low, 15 low and 207 moderate income apartments and would meet the City's RHNA allocation for those income groups. This development will be the City's fifth housing development and it will serve a wide variety of income levels. Cuesta Villas will also provide affordable rental options in addition to the affordable for-sale housing currently available in Cerritos.

### **Section 6.5 - Zoning for Emergency Shelters and Transitional Housing**

Housing Element law also requires communities to include an analysis of special housing needs, including the need for emergency shelters, and an identification of zones where such housing is permitted, but does not require that specific sites for emergency shelters or special needs facilities be identified.

In 2007, the California Legislature passed SB 2 (Cedillo), which requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters and transitional housing.

#### Emergency Shelters

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. The City has identified one (1) zone in which emergency shelters may operate. This zone is bounded by the North Fork Coyote Creek River Channel to the west,

Coyote Creek Channel to the north, Valley View Avenue to the east and 183rd Street to the south. The eastern portion of the City, which is zoned Industrial (M), is suitable for emergency shelters. This industrial zone is nearby local public transportation and local employment hubs, which would assist the homeless to return back into permanent housing by facilitating employment (see Attachment 2 for location).

### Transitional Housing

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two (2) years while receiving supportive services that enable independent living, such as counseling and job training. The California Health and Safety Code Section 50675.2 specifically defines transitional housing as buildings configured as rental housing developments. Government Code Section 65583(c)(1) requires cities in California to permit transitional housing without undue special regulatory requirements. With this in mind, the City will permit by right transitional housing in the RM (Multi-Family Residential) zone (see Attachment 3, Zoning Map). To facilitate this, the City has created a Transitional Housing Program for the 2008-2014 Housing Element cycle (see Chapter 8 - Programs).

### **Section 6.6 - Zoning for a Variety of Housing Types**

Government Code Section 65583 requires the Housing Element to identify adequate sites for a variety of housing types including multi-family rental housing, factory-built housing, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

### Farm Worker Housing

Due to the lack of land in the City zoned Agricultural, farm workers are not a significant component of the general population of Cerritos. However, according to SCAG's RHNA plan, the City is responsible for meeting the housing needs of 25 farm workers during the 2008-2014 Housing Element cycle. Since the number is very low in comparison to the general population (0.04%), the City's Cuesta Villas development may provide housing for this group.

### Factory-Built Housing

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3 the permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that, with the exception of architectural requirements, a local government, including charter cities, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

The City permits manufactured housing in the RS-Single-Family Residential zones (Chapter 22.22 of the Cerritos Municipal Code) and these structures are subject to the same property development standards. The City has established design criteria for manufactured homes consistent with State law.

### Multi-Family Rental Housing

The City permits multi-family housing in the Multi-Family Residential (RM) zone. Currently, there are five (5) areas throughout the City that are zoned RM and there are seven (7) areas designated as Area Development Plans that permit multi-family housing. During the 2008-2014 Housing Element cycle, the City is considering two (2) additional areas that would be re-zoned to multi-family Area Development Plans. These two (2) areas would accommodate 247 affordable apartments and 128 above moderate units.

The City has development standards and permit procedures that encourage multi-family housing opportunities. However, ~~de~~ **due** to the high costs of available land, construction by developers may be a constraint at this time.

### Single-Room Occupancy (SRO) Units

SRO's refers to a building that houses people in single rooms. This means that tenants often share bathrooms and/or kitchens. Currently, the City does not expressly permit SRO's; however, the City will study means of accommodating SRO's in greater detail during the 2008-2014 Housing Element cycle as part of the Single Room Occupancy Program.

### Supportive Housing (Home Care Facilities):

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The City permits home care facilities without discretionary approval, and these facilities are identified as Specific Uses. Administrative Use Permits are utilized to process each home care facility to ensure that they meet minimum requirements for home care facilities established under the Municipal Code, which are identified in Chapter 22.40.230.





## Chapter 7

# CONSTRAINTS

## **CHAPTER 7 - CONSTRAINTS**

Government Code Section 65583(a) requires “an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”

### **Section 7.1 - Governmental Constraints**

Various governmental agency policies can constrain the development, improvement and maintenance of housing. For example, federal policies involved directly or indirectly with housing can stimulate or weaken different aspects of the housing industry. State and local government must comply with federal law, such as the Clean Air and Water Pollutions Control Acts, or suffer sanctions that can impact all types of development.

Local government compliance with State statutes can also constrain the development of housing. Statutes such as the Government Code relating to rezoning and General Plan procedures can prolong the review process of development proposals by local governments, which in many cases create time constraints local governments cannot modify.

Furthermore, development can be constrained by local governmental policies and procedures. Local governments determine the location, intensity and type of housing that can be developed within their respective jurisdictional boundaries. The City’s General Plan, zoning regulations, project review procedures, and development fees determine the cost and availability of housing opportunities in Cerritos.

#### Zoning

Zoning designations are established in the General Plan and, more specifically, the Land Use Element. Based on the City's General Plan, 2,089 acres or 36.6 percent of land in the City is designated for residential land uses.

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**TABLE 42  
RESIDENTIAL ZONING DESIGNATIONS**

<b>Zoning Designation</b>	<b>Density</b>
ADP-3 Planned Unit (Residential)	Low-Medium Density
ADP-4 Planned Unit (Residential)	Low Density
ADP-6 Planned Unit (Residential)	Medium Density
ADP-7 Planned Unit (Residential)	Medium Density
ADP-8 Planned Unit (Residential)	Low-Medium Density
ADP-9 Planned Unit (Residential)	Low Density
ADP-10 Planned Unit (Residential)	Very Low-Moderate Income Housing
ADP-11 Planned Unit (Residential)	Very Low-Moderate Income Housing
ADP-12 Planned Unit (Residential)	Low Density
ADP-13 Planned Unit (Residential)	Low-Moderate Income Housing
RS-5000 (Single Family Residential)	Minimum Lot Size 5000 Sq. Ft.
RS-6500 (Single Family Residential)	Minimum Lot Size 6500 Sq. Ft.
RM (Multi-Family Residential)	Maximum 20 Units Per Acre

Source: City of Cerritos

Development standards can impact housing cost in Cerritos. For example, no buildings can be higher than 35 feet and some areas have requirements regarding certain design treatments (landscaping or architectural details). While these standards improve the appearance of an area, they contribute to higher costs for the developer and consequently new homebuyers and renters.

The RS-5000 and the RS-6500 zoning areas promote low-density, single family development. Maximum height, parking requirements (minimum of two parking spaces with enclosed garage) and setbacks are similar for all residential zones. The front yard setback minimum is 20 feet, the rear yard setback minimum is 10 feet and the side yard setback is 5 feet.

The RM zone permits single-family and multi-family development. Single-family units in this area have the same requirements as the RS-6500 zone. Multi-family complexes require a front yard setback of 25 feet, a rear yard setback of 24-25 feet and a side yard setback of 24-25 feet. Multi-family development in this zone can have a maximum of 20 units per acre and must be located on at least 3-acres of land. Since there are very limited vacant parcels or under-utilized land that meet the 3-acre land requirement, the minimum 3-acre provision may be considered a possible constraint against the development of multi-family housing units in Cerritos. However, the City has maintained a policy of implementing an Area Development Plan (ADP) for multi-family developments. ADP's in the past have permitted the development of residential projects much smaller than 3 acres in area. In order to accommodate Emerald Villas, Pioneer Villas and Fountain Walk affordable senior housing developments, an ADP was developed for each project in lieu of traditional RM zoning regulations.

**TABLE 43  
DEVELOPMENT STANDARDS BY ZONING DESIGNATION**

Zoning Designation	Density	Minimum Setbacks	Maximum Height	Parking Requirements
RS-5000	1 unit per 5,000 Sq. Ft.	Front yard – 20 Ft. Rear yard – 10 Ft. Side yard – 5 Ft.	35 Feet	2 spaces (enclosed garage)
RS-6500	1 unit per 6,500 Sq. Ft.	Front yard – 20 Ft. Rear yard – 10 Ft. Side yard – 5 Ft.	35 Feet	2 spaces (enclosed garage)
RM	Maximum 20 units per acre	Front yard – 25 Ft. Rear yard – 24-25 Ft. Side yard – 24-25 Ft.	35 Feet	Min. 2 spaces per unit (1 covered or enclosed)

Source: City of Cerritos

Cerritos has ten (10) Area Development Plans that permit residential uses, with various densities ranging from low to medium. ADP-10, ADP-11 and ADP-13 are set aside for senior housing, exclusively. The purpose of the area development plan districts is to promote appropriate land use and to encourage the highest possible quality of design and environment within each district.

Meeting the requirements of the development standards can constrain housing developments, but are considered necessary to protect the best interests of the people of Cerritos and to maintain the unique quality of life in the City.

#### Local Entitlement Processing and Fees

High fees related to project approval and time delays caused by the approval process are two ways local governments may constrain housing developments. High fees and time delays cost developers money, which in most cases they pass on to prospective homebuyers or renters through higher home prices and higher rents.

The time it takes for a project to be approved by the Department of Community Development varies depending on the size and complexity of the project. For example, a new single-family development that is on a piece of land zoned Single Family Residential and that meets the requirements of that zoning district will be processed much faster than a parcel that needs to be rezoned and that requires an environmental assessment.

Typically, from the time a developer submits a completed application, the Planning Commission often considers said proposal within 3 to 4 weeks for projects that do not require environmental assessments. If the project needs a Negative Declaration or Mitigated Negative Declaration, the process can take from 4 to 6 weeks. For projects that require an Environmental Impact Report, the processing can take several months.

If approved, the design review process is brought to City Council for final review and approval 2 to 4 weeks after the Planning Commission meeting. The City encourages the simultaneous review of certain procedures to expedite the entitlement process for the developer.

The design review process involves a preliminary review and comment period by City staff. The City's planning staff usually makes suggested corrections on the originally submitted architectural plans for consideration. Upon receipt of revised plans, which have been deemed by staff to be in compliance with applicable Municipal Code regulations, the item is then presented at a public hearing before the Planning Commission. The Planning Commission acts as the Design Review Board that possesses the power and authority to recommend design modifications and subsequently either the approval or denial of a proposed project. **The Planning Commission maintains discretionary approval authority over major room additions (more than 850 square feet) and new homes.** Recommendations from the Planning Commission regarding **multi-unit** residential development proposals are also heard before the City Council for final approval.

Building permit and contract fees are the means in which a City defrays the cost of its Community Development Department and ensures the project has access to adequate public works needed to support the development. For example, a new 1,800 square foot single family home would require approximately \$2,294 in building fees. A new 6-unit multi-family complex (6,700 square feet) would require approximately \$4,324 in building fees. The building and contract fees can increase the cost of a project for the developer, in which case the majority of the additional cost is passed on to the prospective homebuyer or renter. The City of Cerritos has not increased its planning permit fees since the 1980's and, as a result, currently possesses some of the lowest fees in the Southern California region. In fact, this was confirmed in 2007 with a statewide survey of development fees conducted by the City of Cerritos.

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**TABLE 44  
RESIDENTIAL FILING FEE SCHEDULE**

<b>Service</b>	<b>Fees</b>
Amendment to the Development Code and Map/Amendment to the General Plan Not involving notification to property owners or residences	\$50.00
Involving notification to property owners or residences	\$300.00
Variance	\$200.00
Conditional Use Permit	\$200.00
Temporary Use Permit	\$50.00
Precise Plan Single Family Residential Developments	\$50.00, plus \$10.00 per lot to a maximum of \$1,000.00
Multi-Family Developments	Based on Acreage, maximum of \$1,000.00
Tentative Map, Subdivision and Parcel Map	\$50.00, plus \$10.00 per lot to a maximum of \$500.00
Environmental Impact Reports Reports involving a public hearing	\$100.00
Projects which are categorically exempt	\$0.00
Cost attributed by unique review	\$7.00/hour staff time & cost to City of using outside personnel

Source: City of Cerritos

There are two impact fees that developers are charged when constructing housing in Cerritos. One is the ABC School District fee, which is currently \$2.63 per square foot for new housing construction. The school fee can be one of the largest fees the developer pays, however is necessary to cushion the impact of more children in the District. The second impact fee is a sanitation district fee of \$1,590, with an additional City fee of \$6.00 per linear foot of street frontage.

Constraint Removal Efforts

The City has made efforts to reduce the constraints caused by city government. While the City’s local entitlement processes and fees account for a small percentage of housing development costs, these costs can be significant when any increase hinders developers from providing units that are affordable to the citizens of Cerritos. To offset these costs, the City sometimes will waive them outright. For example, recently built senior housing communities had all City imposed fees waived in an attempt to keep unit prices and rents affordable. Furthermore, the City encourages the simultaneous review of applications for a project in order to lessen time and cost constraints.



The City also promotes the most efficient use of land in the Area Development Plan (ADP) zoning designations that can reduce costs. For example, these zoning designations allow design flexibility through various housing types and through development standards that differ from RS and RM zoning requirements, but which still enhance the overall aesthetic environment of the community.

Government Code Section 65589.7 (as amended by SB 1087 in October 2005) requires public agencies to adopt a written policy that grants water and sewer service priority to proposed development projects that include an affordable housing component. The law generally limits the City's ability to deny or limit such services on the sole basis that a development project has an affordable housing component. Public agencies providing water and sewer services must adopt written policies and procedures to implement the provisions of Section 65589.7. Section 10631.1 of the California Water Code incorporates by reference Section 65589.7 of the Government Code into the Water Code.

In 2006, the City Council adopted Resolution No. 2006-24, which requires that the City give water and sewer service priority to development projects with an affordable housing component when there are competing development projects seeking utility services in an area deemed to have limited wastewater capacity or water supply. The most recent Urban Water Management Plan (adopted in March 2006) provides substantial information regarding the City's potable water supply and wastewater infrastructure, including capacity.

### **Section 7.2 - Non-Governmental Constraints**

Like the public sector, the private sector has a strong influence on the housing markets of cities. The public sector has influence on supply costs and the value of consumer preference. Non-governmental constraints consist of land availability, cost of land, cost of construction and the availability of financing.

#### Land Availability

One of the major constraints to new housing development in Cerritos is the lack of vacant land. Currently, there is only one (1) vacant parcel that is suitable for residential development. This parcel is 0.6972 acre in size and would serve as a single-family residential development. With the City being landlocked by its neighboring cities, there is little chance of annexing land in the future. Future residential development may need to rely on the redevelopment of under-utilized land and the conversion of nonresidential sites to residential uses.

#### Cost of Land

A major constraint for housing development is the cost of land. The cost of land has a direct effect on the cost of a new home or the rent for a new apartment complex. For example, the Agency purchased a 0.5-acre vacant parcel of land approximately in 2000 for \$515,000. In addition, in 2002, the Agency purchased another 0.5-acre vacant parcel of land for \$1.1 million. Both of these parcels were used for a new affordable housing development. In the last six (6) years there were no multi-family vacant land



sales. The lack of land transactions illustrates that Cerritos is virtually built-out. Over time, available vacant residential land will become scarcer, which suggests the price of land will continue to increase as the demand for land continues to outpace the availability. Residential intensification and conversion will become more prominent in the City as the amount of vacant land decreases.

### Cost of Construction

The costs of labor and materials are the main components of housing costs. Residential construction costs can vary greatly depending on the quality and size of the home being constructed and the materials being used. In 2000, construction costs for a single-family home were between \$62.17 and \$85.50 per square foot. Over the last seven years (7), the cost of constructing a single-family home has increased by more than \$72.23 per square foot for an average-quality wood frame and \$113.42 per square foot for good-quality wood frame construction. Construction costs account for between 35 to 45 percent of the total housing costs, which directly affect the price of housing and the ability of owners to rehabilitate sub-standard dwelling units.

**TABLE 45  
SINGLE-FAMILY CONSTRUCTION COSTS PER SQUARE-FOOT**

<b>Housing Type</b>	<b>2000</b>	<b>2007</b>
Average-Quality Wood Frame	\$62.17	\$134.40
Good-Quality Wood Frame	\$85.50	\$198.92

Source: City's Building and Safety Division

### Availability of Financing

A major constraint that affects housing costs is financing. After decades of slight fluctuations in the prime interest rate, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. In the 1990's interest rates drop dramatically, fluctuating between six and eight percent. Through 2000, the rates on a 30-year fixed rate mortgage have varied between seven and nine percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have dramatically decreased the effects of financing on the purchase of a home. However, in 2007, the region experienced wide spread foreclosures due to the adjustment of interest rates of sub prime mortgages. This adjustment caused many homeowners to pay double in their monthly mortgages and as a result caused families to lose their homes. Due to the abuse of sub prime mortgage lending practices, banks and other lending institutions have increased lending qualification requirements and have limited the number of applicants able to purchase a new home.

Interest rates affect the cost of housing and the monthly payments a homebuyer pays. A developer's cost of borrowing money is incorporated into the final sales price of a home or the price of rent for a unit. Also, interest rates greatly effect how much a homebuyer pays per month and the quality of the investment associated with owning a home. For example, a 30-year loan of \$580,000 financed at four percent translates into

a monthly payment of \$2,492, while a similar loan at nine percent increases the payment to \$4,200 per month.

**TABLE 46  
EFFECTS ON INTEREST RATES ON HOUSING AFFORDABILITY**

Interest Rate	Selling Price	Net Monthly Payment*	Income Required
4.0%	\$580,000	\$2,492	\$85,444
5.0%	\$580,000	\$2,802	\$96,076
6.0%	\$580,000	\$3,130	\$107,302
7.0%	\$580,000	\$3,473	\$119,070
8.0%	\$580,000	\$3,830	\$131,323
9.0%	\$580,000	\$4,200	\$144,004

\*Monthly Payment assumes 10% down and with a 30-year mortgage

**Section 7.3 - Codes and Enforcement**

Thousands of residents, business owners, school leaders and places of worship have helped make Cerritos one of the best-looking cities in Southern California by taking pride in their property. The City's Code Enforcement Division was established to help maintain the City's park-like look, enhance property values and preserve the high quality of Cerritos neighborhoods by enforcing the Cerritos Municipal Code.

California Health and Safety Code Section 17980(b)(2) requires local governments to give consideration to the needs for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. With this in mind, the City's Code Enforcement Division processes approximately 50 to 75 cases per month and each officer informs the homeowner of resources available in order to preserve their property. For example, the City offers the Residential Assistance Grant Program (G-RAP) and Residential Assistance Loan Program (L-RAP), which provide financial resources for low-income homeowners. The G-RAP offers a \$3,000 grant for exterior improvements on the property and the L-RAP offers a \$20,000 deferred loan for interior and exterior improvements on the property. Through this program, the Code Enforcement Division refers clients to the Advance Planning/Redevelopment Division in order to preserve their homes and reduce any vacation of sub-standard properties.

**Section 7.4 - On/Off-Site Improvement Standards**

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements may represent a significant share of the cost of producing new housing. With this in mind, the City creates Area Development Plans for affordable housing developments. These development plans allow the City to create improvement standards that would remove

constraints from the development and reduce costs to the developer. In addition, the development plans allow the City to create improvements standards that are project specific, rather than utilizing the Multi-Family Residential (RM) and RM development standards contained in Municipal Code, which serve as citywide standards that may not specifically address local site conditions and the needs of affordable housing developments.

The City of Cerritos also follows "Greenbook" Standard Plans for Public Works Construction developed by the American Public Works Association and the Associated General Contractors of California. These uniform plans embrace the most modern design and construction techniques, which greatly benefit the general public and the private contracting industry. Such plans eliminate conflicts and confusion, lower construction costs and encourage more competitive bidding by private contractors. In summary, these standards are not a constraint to housing production in Cerritos.

### **Section 7.5 - Constraints: Housing for Persons with Disabilities**

The Americans with Disabilities Act of 1990 (ADA) is a federal mandate that established a clear and comprehensive prohibition of discrimination on the basis of disability. In addition, said mandate addressed the issue of reasonable accommodation, which includes waivers from existing site design standards in order for disabled persons to have equal access to their dwelling unit or place of business. This mandate applies to all public agencies regardless of whether they receive federal assistance and guarantees access to all programs, services and activities provided by a public agency.

The ADA states that "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." Although the ADA does not expressly define services, programs, and activities of a public entity, the courts have held that the anti-discrimination provision of the ADA applies to zoning decisions. In addition, the ADA provides for a reasonable accommodation test in order to determine the validity of a requested accommodation for equal access to one's dwelling unit and/or place of business.

In 2006, the City adopted Ordinance 916, which established a detailed administrative procedure for reasonable accommodations requests from existing site design standards for all properties in the City of Cerritos (Chapter 23.30 of the Cerritos Municipal Code). This new procedure satisfies the Federal and State reasonable accommodations requirements under the ADA. In the adoption of the ordinance, the City has processed one (1) application for a reasonable accommodation request. In order to educate the public, the City published an article in the Cerritos News in regard to the new ordinance.

### **Section 7.6 - Conservation, Development and Green Building/Sustainability**

Government Code Section 65583(a)(8) requires "an analysis of opportunities for energy conservation with respect to residential development." Conservation, development and green building designs are the three (3) approaches to creating energy conservation

opportunities in residences. All of these approaches will be evaluated with the proposed Energy Conservation Program (see Chapter 8 - Programs).

### Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses.

The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in Cerritos.

The California Energy Commission revised the standards for new residential buildings in 1981. These “second generation” standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are scattered over large areas and mass public transit (trains and subways) become less feasible and the automobile becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated or mixed-used developments provide the opportunity for people to live within walking distance of employment and/or shopping. By its nature, of course, this technique is more feasible and more effective when applied to very large vacant and underutilized parcels of land, which are practically non-existent in Cerritos.

### Development

Solar energy is a viable alternate energy source for the City of Cerritos. There are two basic types of solar systems: (1) active and (2) passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat. Building location, properly placed windows, overhanging eaves and landscaping can all be designed to keep a house cool. Cerritos' residential zoning regulations promote passive solar systems to the greatest extent possible and states that housing units should be oriented to maximize energy conservation.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills.

Since the majority of the housing stock in the City was built before 1980, most residences have not benefited from new energy conservation requirements as described in California Code of Regulations, Title 24. However, as the housing stock continues to age there is the opportunity for energy conservation measures when homes remodel. For example, home renovations could include insulation, drought tolerant landscaping, maximized orientation and lowered appliance use.

### Green Building/Sustainability

The City of Cerritos has a commitment to protecting the environment, improving quality of life, and promoting green buildings/sustainability. In order to fulfill this commitment, the City is exploring the opportunity of establishing a voluntary green development program to provide information and resources to encourage the development of a green environment comprised of green buildings and landscaping in Cerritos. The goal in creating a voluntary green development program is to address and promote green development site design and construction resources for residents or businesses interested in healthy, energy- and resource-efficient green development practices. In addition, the City is exploring the option of providing City based incentives to homeowners and business owners who develop environmentally friendly projects. This will also be incorporated into the Energy Conservation Program.

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## Chapter 8

# PROGRAMS



## **CHAPTER 8 - THE CITY OF CERRITOS HOUSING PROGRAM**

As described in State Housing law, the Housing Element shall contain a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element (Government Code Section 65583(c)). In addition, the Housing Element shall include a statement of the community's goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing (Government Code Section 65583(b)).

The purpose of this section is to establish a framework for the housing program through an analysis of State, regional and County policies in concert with the City's housing needs, resources and constraints. Secondly, the section presents the Housing Program that works toward the preservation, improvement and development of housing for Cerritos. The Housing Program includes goals, policies and detailed actions in participation with neighborhood stakeholders.

### **Section 8.1 - State Policies**

Government Code Section 65580 states that housing is an important statewide issue and must be addressed by all levels of government and must include the active participation of all neighborhood stakeholders. The California Legislature finds and declares the following:

- ✓ The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.
- ✓ The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- ✓ The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- ✓ Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- ✓ The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.



In 1999, the State issued the California Statewide Housing Plan Update. Key issues included: (1) the need for higher levels of housing construction to meet the State's housing needs; (2) renter and owner overpayment for housing; (3) the increase of overcrowding in portions of the State; (4) that large portions of the affordable housing stock are 'at-risk' of being converted to market rate; and (5) that the housing needs of the homeless and temporary farm workers are not being met.

### **Section 8.2 - SCAG Policies**

The Southern California Association of Governments (SCAG) is responsible for the development of regional housing policies for the six-county Southern California region. SCAG publishes a policy document called the Regional Comprehensive Plan (RCP), which is designed as a guide for local governments that addresses regional issues and ways to satisfy State and Federal requirements. The Housing Chapter of the RCP outlines some housing goals and strategies that include:

- ✓ Creating significant areas of mixed-use development and walkable, "people-scaled" communities.
- ✓ Providing new housing opportunities, with building types and locations that respond to the region's changing demographics.
- ✓ Targeting growth in housing, employment and commercial development within walking distance of existing and planned transit stations.
- ✓ Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings and building new businesses and housing on vacant lots.
- ✓ Preserving existing, stable, single-family neighborhoods.
- ✓ Protecting important open space, environmentally sensitive areas and agricultural lands from development.
- ✓ Focusing growth in existing and emerging centers and along major transportation corridors.
- ✓ The adoption of green building standards by all cities in the region by 2012.

### **Section 8.3 - Los Angeles County Housing Policies**

The goals of Los Angeles Urban County program are to provide decent housing, provide a suitable living environment and expanded economic opportunities for its lower- and moderate-income residents. The Los Angeles Community Development Commission (CDC) and the participating jurisdictions strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and communities of the Urban County. By addressing needs

and creating opportunities at the individual and neighborhood levels, the CDC and the participating jurisdictions hope to improve the quality of life for all residents of Los Angeles County.

Los Angeles County has adopted its 2003-2008 Consolidated Plan that contains five (5) strategies to improve housing in the County, with each goal followed by a variety of objectives. These goals and strategies are important because they address the overall housing market of which Cerritos is a part. These goals and strategies include:

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**TABLE 47  
LOS ANGELES URBAN COUNTY’S FIVE (5) YEAR STRATEGIC PLAN**

Los Angeles Urban County’s 5-Year Strategy	Objectives	Planned Activities
Expand the supply of affordable rental and homeownership housing.	Provide developer financing and technical assistance through partnership with community nonprofit and for-profit developers to help build affordable multi-family rental and homeownership units.	<ul style="list-style-type: none"> <li>- Acquisition activities</li> <li>- Disposition, including maintenance of properties</li> <li>- Relocation activities</li> <li>- Clearing and demolition</li> <li>- Housing development program</li> <li>- Off-site property improvements</li> </ul>
Increase homeownership among low- and moderate income prospective homebuyers.	Provide homebuyers’ assistance to first-time purchasers of existing homeownership units.	<ul style="list-style-type: none"> <li>- Loans to assist first-time homebuyers to purchase homes</li> </ul>
Preserve and improve the existing stock of affordable housing.	Maintain and preserve in good condition the supply of affordable housing units for low-income and senior households.	<ul style="list-style-type: none"> <li>- Single-family housing rehabilitation programs, including handy worker and sewer connection activities</li> <li>- Multi-Family housing rehabilitation programs</li> <li>- Sound insulation programs</li> <li>- Lead-based paint programs</li> <li>- Public housing modernization</li> </ul>
Ensure equal access to housing.	Continue policies and activities that promote fairness and accessibility for all housing consumers, including enforcement and compliance with fair housing laws.	<ul style="list-style-type: none"> <li>- Programs to assist people with fair housing choice.</li> <li>- Programs to assist tenants and landlords with housing counseling.</li> </ul>
Support a continuum of services in support of the County’s effort to end homelessness.	<p>Help provide emergency services to support persons at high risk from homelessness or who are already homeless.</p> <p>Provide emergency shelter to persons and families who are homeless.</p>	<ul style="list-style-type: none"> <li>- Access center</li> <li>- Emergency response team</li> <li>- Emergency shelter and services</li> <li>- Winter shelter</li> </ul>

### **Section 8.4 - Cerritos Housing Issues**

The following is a summary of housing issues in Cerritos, pertinent to the establishment of the Housing Program:

1. The City has been successful with many programs from the last Housing Element and Cerritos will continue these programs. These programs include: Homeless Shelter Program, Simplified Residential Development Review Process, Review of Residential Development Fees, Land Use Element Review Program, Multi-Family Housing Program, Housing Element Review Program, Regional Cooperation, Owner-occupied Housing Rehabilitation, City Wide Pride Program, Rehabilitation Rebate Program, Cerritos Code Enforcement Program, Sub-Standard Property Abatement Program, Lead Based Paint and Asbestos Reduction Program and the AB 1290 – Redevelopment Agency Implementation Plan.
2. The City had many programs within the last element that were appropriate toward the State housing goal, but which were not effective or applicable to Cerritos. These programs include: Senior and Disabled Citizen Labor Assistance Program and the Downtown Rebound Planning Grant.
3. Population and household growth in the last decade has stabilized as Cerritos approaches build-out. Population growth has decreased while households have increased from 1990 to 2000.
4. Cerritos' unemployment rate has consistently been relatively low and the number of persons in the labor force has remained stable. For example, in March 2009, Cerritos had the lowest unemployment rate at 6.2% among neighboring cities.
5. Only 3.3 percent of the housing stock was built before 1960, which indicates that Cerritos' housing stock is relatively new, and only a small percentage of housing units are likely to be sub-standard due to age. However, large portions of the housing stock are 30-40 years old and may require maintenance over the next five (5) years.
6. There are no affordable units "at-risk" of converting to market rate over the next twenty (20) years, but the City should have a definite approach to housing units at-risk.
7. Cerritos plays an important regional role in providing housing opportunities to families and other households seeking ownership. Consequently, the City should make strong commitments toward the improvement of first-time home buyer opportunities.
8. As the City continues to approach build-out, providing adequate housing sites will present a major challenge. Future residential developments will rely heavily on innovative actions and the redevelopment of existing developments.

### Section 8.5 - Cerritos Housing Goals and Policies

The goals and policies of the Housing Element provide the direction for the City's programs or actions. The goals and policies and subsequent programs or actions are formulated to address the existing and future housing needs of all segments of the community according to the State, regional and County framework, in concert with the City's housing needs, resources and constraints.

#### **GOALS**

The goals of the Cerritos Housing Element are as follows:

**Goal:**        ***HOU-1        Encourage the provision of a wide range of housing types.***

- Policies:**    HOU-1.1    Facilitate the development of housing for all household types, including special needs.
- HOU-1.2    Coordinate and cooperate with State, regional and local governments and agencies toward the attainment of the State housing goal.
- HOU-1.3    Maintain Residential Assistance Grant Program (G-RAP) and the Residential Assistance Loan Program (L-RAP) for low-income households and special needs groups.
- HOU-1.4    Require the preservation of affordable housing, when possible.

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**Goal:**        ***HOU-2        Promote the minimization of constraints on housing development.***

- Policies:**    HOU-2.1    Provide incentives to affordable housing developers in the form of financial contributions, density bonus, land contributions, development and design flexibility, and fee waivers.
- HOU-2.2    Assist developers in the identification of suitable residential sites.
- HOU-2.3    Support the development and enforcement of Federal and State anti-discrimination laws.
- HOU-2.4    Minimize permit and development review costs for affordable housing.

HOU-2.5 Promote flexibility in development standards for innovative developments.

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**Goal: HOU-3** *Preserve and enhance the quality of the existing housing stock.*

Policies: HOU-3.1 Encourage the maintenance and repair of existing housing.

HOU-3.2 Support neighborhood associations and residents in the pursuit of City Wide Pride.

HOU-3.3 Encourage the conservation of natural resources and the reduction of energy conservation through the promotion of alternative energy sources.

HOU-3.4 Continue with the **removal program for lead-based paint and asbestos hazards removal program.**

HOU-3.5 Encourage green building design for ~~new developments~~ **residential projects.**

**HOU-3.6 Encourage attractive design for home remodels and enlargements.**

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**Goal: HOU-4** *Provide opportunities for home ownership.*

Policies: HOU-4.1 Improve housing assistance for low and moderate income households to obtain homeownership.

HOU-4.2 Utilize public and private funds to assist first-time homebuyers.

HOU-4.3 Foster relationships with public and private agencies to increase first-time homebuyer opportunities.

These goals have been adopted to establish the direction the City intends to take to address its housing issues.

### **Section 8.6 - Cerritos Housing Program**

This section identifies all the programs that will be implemented during the 2008-2014 Housing Element planning cycle. The City will implement ~~twenty five (25)~~ **twenty-eight (28)** programs as part of its Housing Program.



## **PROGRAMS**

### **1. AB 1290 - Redevelopment Agency Implementation Plan**

The Redevelopment Agency Implementation Plan (AB 1290) will be reviewed on an annual basis to evaluate the effectiveness, appropriateness and progress of the Cerritos Redevelopment Agency.

<u>Objective:</u>	Evaluate the effectiveness of the Implementation Plan.
<u>Source of Funding:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development/Redevelopment Agency
<u>Schedule:</u>	Ongoing
<u>Quantifiable Objective:</u>	The City will continue to evaluate the effectiveness and appropriateness of the Cerritos Redevelopment Agency. During the Housing Element cycle, six (6) reports will be produced and they will be presented to the City Council for review with the opportunity for public input from the community.

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### **2. Cerritos Code Enforcement Program**

Continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City.

<u>Objective:</u>	Improve quality and prevent deterioration of existing neighborhoods.
<u>Source of Funding:</u>	General Fund/Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community and Safety Services
<u>Schedule:</u>	On-going
<u>Quantifiable Objective:</u>	The City will continue to address code violations on residential properties. Code Enforcement current case load ranges from 50 to 75 cases per month. The City would address approximately 600 to 900 cases per year and approximately 3,600 to 5,400 cases over the 2008-2014 Housing Element planning cycle.

### 3. City Wide Pride Program

Continue to support and expand the City Wide Pride beautification program in an effort to maintain the City’s existing housing stock by encouraging residents and property owners, through proactive enforcement and positive reinforcement, to maintain their property.

Objective: Maintenance of existing housing stock

Source of Funding: General Fund

Responsible Agency: Department of Community and Safety Services

Schedule: On-going

Quantifiable Objective: The City will continue to recognize fifty (50) homeowners at the annual City Wide Pride event. The City will recognize approximately three hundred (300) homeowners during the 2008-2014 Housing Element planning cycle.

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### 4. Density Bonus Program

Support the City’s Density Bonus Program that grants a density bonus of 25 percent, along with other regulatory concessions to ensure lower development costs, for developers that allocate at least 20 percent of the units in a housing project to lower income households, or 10 percent for very low income households, or at least 50 percent for “qualifying residents” (e.g. senior citizens). The program ensures affordability of all lower income density bonus units for a minimum 30-year period.

Objective: Encourage the continued development of affordable housing.

Source of Funds: General Fund/Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: On-going

Quantifiable Objective: The City will develop an annual report on the effectiveness of the program. A total of six (6) reports will be developed during the 2008-2014 Housing Element cycle.

### **5. Disabled Housing Program**

Explore the feasibility of implementing a Disabled Housing Program that would assist with the development of affordable housing developments that are designed for disabled residents.

<u>Objective:</u>	Provide for housing for disabled residents.
<u>Source of Funding:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development
<u>Schedule:</u>	2013
<u>Quantifiable Objective:</u>	Not applicable. The quantifiable objective would be determined after the program has been implemented.

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### **6. Emergency Shelter Program**

As required by SB 2, the City will provide for an Emergency Shelter Program. The City will identify a zone where emergency (homeless) shelters may be allowed as a permitted use without a conditional use or other discretionary permit within one (1) year of the adopted Housing Element.

<u>Objective:</u>	Provide for emergency shelters in the City.
<u>Source of Funding:</u>	General Fund/Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development
<u>Schedule:</u>	2009
<u>Quantifiable Objective:</u>	Not applicable. The quantifiable objective would be determined after the program has been implemented.

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### **7. Energy Conservation Program**

Implement a program that educates the public regarding energy conservation and promotes the use of alternative energy sources through financial reimbursement programs.

<u>Objective:</u>	Encourage the use of alternative energy sources.
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Source of Funding: General Fund and Federal and State grants

Responsible Agency: Department of Community Development

Schedule: 2010

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

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### **8. Equal Housing Program**

Obtain services from the Fair Housing Council of Los Angeles County to administer the Equal Housing Program and act as an independent third-party to discrimination complaints. The City will make available literature on the Program at the Cerritos City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information.

Objective: Allow persons in the City a more approachable channel for discrimination issues.

Source of Funding: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development/Redevelopment Agency/Fair Housing Council of Los Angeles County

Schedule: 2009

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

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### **9. Homeless Shelter Program**

Continue annual contribution to local homeless shelters in the region – specifically, the continued \$50,000 contribution to the Rio Hondo shelter for the homeless and the \$20,000 contribution to the Su Casa Crisis and Support Center/Transitional Housing for battered women. Perform an annual review of contributions to determine if an adjustment to funding is necessary.

Objective: Continued support of homeless special needs

Source of Funding: General Fund/Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: On-going

Quantifiable Objective: The City will develop an annual report on the effectiveness of the program in November. The annual report would address the approximately ninety-one (91) homeless persons in the City. In addition, the annual report will evaluate the annual contribution of the two (2) local homeless shelters and determine any necessary adjustment.

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### **10. Housing Element Review Program**

The Housing Element will be reviewed annually to evaluate the effectiveness, appropriateness and progress of Cerritos' housing goals, programs and actions.

Objective: Implement an effective and efficient housing program that accommodates the housing needs of the population.

Source of Funding: General Fund/Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: The City will develop an annual report on the effectiveness of the program. A total of six (6) reports will be developed during the 2008-2014 Housing Element planning cycle.

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### **11. Land Use Element Review Program**

Continue to review the Land Use Element to determine if any non-residential zoned land can be converted to residential uses and to evaluate possibilities of higher residential land densities in an effort to investigate ways of maximizing land use and identify possible new or under-utilized sites appropriate for multi-family developments.

Objective: Maximize housing development on existing land.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: On-going

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Quantifiable Objective: The City will develop an annual report on the effectiveness of the program. A total of six (6) reports will be developed during the 2008-2014 Housing Element cycle.

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## **12. Large Family Study**

Investigate the various housing needs of large families in the community. The objective of this program is to determine if the City is providing enough housing for large families in the City in the very-low, low and moderate income categories. If there is an unmet need, explore ways of meeting need through new construction, mixed-use housing and governmental programs.

Objective: Determine housing needs for large families

Source of Funding: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: 2014

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

---

## **13. Lead-Based Paint and Asbestos Reduction Program**

Continue with the lead-based paint and asbestos reduction program as part of the Residential Assistance Loan Program.

Objective: Eliminate lead-based paint and asbestos from the housing stock.

Source of Funding: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: The City will continue to promote this program in connection with clients receiving a loan through the L-RAP. The City assisted three (3) clients during the previous Housing Element cycle. With this in mind, the City would assist approximately three (3) clients per year and approximately eighteen (18) clients over the 2008-2014 Housing Element



planning cycle.

#### 14. Multi-Family Housing Program

The Redevelopment Agency will continue to identify appropriate sites for multi-family developments. The Agency will then discuss with the owners of the identified sites the possibility of the Agency acquiring the sites for future multi-family developments. The zoning requirement of multi-family developments being on no less than 3-acres of land will not apply to this program. Specifically, since multi-family developments such as the Emerald Villas, Pioneer Villas and Fountain Walk affordable senior housing projects require the creation of unique development guidelines, standard Multi-Family Residential (RM) zoning requirements are not applicable, resulting in the creation of an Area Development Plan (ADP). The proposed Cuesta Villas development, which will include 247 affordable rental apartments, will also be part of this program.

The City will make a concerted effort to identify possible sites for multi-family developments. The City's 1998-2005 Housing Element was determined to be in compliance with State law, with the condition that the City identify sites for the development of multi-family housing for families. With this in mind, the City will aggressively evaluate possible sites for future multi-family housing developments for families. The City will conduct an annual citywide inspection of vacant sites, underutilized sites and other potential sites for residential development. These sites will be evaluated and presented to the community for public comments. Public workshops would also be conducted to explain the need for a wide variety of housing, including multi-family housing for families. These workshops would be conducted in collaboration with State and Federal agencies in addition to local housing providers.

It should be noted that the City made a concerted effort to develop an affordable multi-family development for families through the Cuesta Villas proposal. Due to public comments received from community stakeholders, the original concept of providing workforce housing was modified to a senior housing development. The original concept was changed due to the overwhelming opposition from the community towards non-senior affordable housing. Nevertheless, the City will continue to identify possible sites for multi-family housing developments for families.

<u>Objective:</u>	Construct affordable rental housing in Cerritos.
<u>Source of Funding:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development/Redevelopment Agency
<u>Schedule:</u>	2010
<u>Quantifiable Objective:</u>	The City will develop an annual report on the effectiveness

of the program. A total of six (6) reports will be developed during the Housing Element planning cycle. In addition, the City will also develop and maintain a database with possible sites with a realistic unit-per-acre capacity. The City will also create detailed maps for each location to assist potential developers.

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**15. Officer/Fireman/Teacher/City Employee Next Door Housing Assistance Program**

Investigate subsidized housing opportunities for public employees that work for the City of Cerritos, ABC Unified School District and other public agencies. This program would provide housing opportunities for very-low to moderate income families in the form of single-family homes, condominiums and/or rental apartment units.

<u>Objective:</u>	Increase housing opportunities for public employees
<u>Source of Funding:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development
<u>Schedule:</u>	2010
<u>Quantifiable Objective:</u>	Not applicable. The quantifiable objective would be determined after the program has been implemented.

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**16. Owner-Occupied Housing Rehabilitation (Residential Assistance Loan Program L-RAP)**

Continue with the low interest rehabilitation loan program that allows residents of Cerritos to make interior and exterior improvements to their homes or correct code violations on first-need criteria. The program assists homeowners that are within the very low, low and moderate income groups.

<u>Objective:</u>	Maintenance of existing housing stock
<u>Source of Funds:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development/Redevelopment Agency
<u>Schedule:</u>	On-going

Quantifiable Objective: The City will assist approximately ten (10) homeowners with the L-RAP annually. The City would assist approximately sixty (60) homeowners over the 2008-2014 Housing Element planning cycle. These quantifiable objectives will also be documented in the progress report for the Cerritos Redevelopment Agency's Five-Year Implementation Plan.

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**17. Proposition 1C – Housing and Emergency Shelter Trust Fund Act of 2006**

Apply for Proposition 1C grants to further expand the City's supply of affordable housing. Proposition 1C was approved by the voters of California in 2006 and it offers grants and loans for affordable housing developments.

Objective: Increase the supply of affordable housing in the City.

Source of Funding: Proposition 1C Fund

Responsible Agency: Department of Community Development

Schedule: 2009

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

---

**18. Redevelopment Set-Aside Fund Transfers**

Research the feasibility and need of redevelopment set-aside fund transfers. Redevelopment law allows cities to establish a joint powers authority that would pool their low and moderate income housing funds to allow for affordable housing to be built in their surrounding area. Determine the likelihood the surrounding cities in the immediate area would participate.

Objective: Establish feasibility and need of redevelopment set-aside fund transfers.

Source of Funds: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: The City will develop a comprehensive report to that will evaluate the possibility of redevelopment set-aside transfers by 2011.

### **19. Regional Cooperation**

Continue to work in conjunction with other municipalities and regional agencies in an effort to promote regional cooperation regarding housing needs.

<u>Objective:</u>	Maximize regional cooperation in the region
<u>Source of Funds:</u>	General Fund
<u>Responsible Agency:</u>	Department of Community Development
<u>Schedule:</u>	On-going
<u>Quantifiable Objective:</u>	The City will attend monthly Gateway Cities Council of Governments meetings to address regional issues, including housing needs. The City would participate in twelve (12) meetings per year, with a total of seventy-two (72) meetings over the 2008-2014 Housing Element planning cycle.

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### **20. Rehabilitation Rebate Program (Residential Assistance Grant Program G-RAP)**

Continue with the grant program in an effort to maintain the existing housing stock in the City. This program assists homeowners that have been identified as violating the Cerritos Municipal Code and that are within the very low, low and moderate income groups. The grant only provides assistance with exterior improvements on the property.

<u>Objective:</u>	Maintenance of existing housing stock
<u>Source of Funding:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development/Redevelopment Agency
<u>Schedule:</u>	On-going
<u>Quantifiable Objective:</u>	The City will assist approximately twenty-five (25) homeowners with the G-RAP annually. The City would assist approximately one hundred fifty (150) homeowners over the 2008-2014 Housing Element planning cycle. These quantifiable objectives will also be documented in the progress report for the Cerritos Redevelopment Agency's Five-Year Implementation Plan.

## **21. Review of Residential Development Fees**

Continue to review residential development fees to encourage the continued development of housing and to ensure that the development fees remain one of the lowest in the region.

Objective: Lessen government constraint for the development of housing.

Source of Funding: General Fund

Responsible Agency: Department of Community Development

Schedule: On-going

Quantifiable Objective: The City will develop an annual report on the effectiveness of the program. A total of six (6) reports will be developed during the 2008-2014 Housing Element cycle.

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## **22. Senior and Disabled Citizen Labor Assistance Program**

**Organize additional county and local community groups and organizations to provide labor for minor housing repair and maintenance for the senior and disabled community.**

Objective: Establish the program by coordinating the provision of volunteer labor to interested seniors and disabled residents.

Source of Funding: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development/Redevelopment Agency

Schedule: 2010

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

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## **22. 23. Shared Housing Program**

Establish membership with the Area Agency on Aging-Shared Housing Program or other such organizations that assist seniors in finding roommates. The establishment of this program would allow seniors to reduce their individual housing costs.

<u>Objective:</u>	Allow seniors the option of shared housing to reduce individual housing costs to an affordable level. Source of Funding: Redevelopment Agency 20 percent set-aside funds or General Fund monies for program establishment. Once program is implemented there is no cost to the City.
<u>Source of Funding:</u>	Redevelopment Agency 20 Percent Set-Aside Fund
<u>Responsible Agency:</u>	Department of Community Development/Redevelopment Agency
<u>Schedule:</u>	2012
<u>Quantifiable Objective:</u>	Not applicable. The quantifiable objective would be determined after the program has been implemented.

---

**23- 24. Simplified Residential Development Review Process**

Continue to encourage the development of affordable housing through fast tracking, streamlining and consolidation.

<u>Objective:</u>	Lessen governmental constraint for the development of housing.
<u>Source of Funding:</u>	General Fund
<u>Responsible Agency:</u>	Department of Community Development
<u>Schedule:</u>	On-going
<u>Quantifiable Objective:</u>	The City will develop an annual report on the effectiveness of the program. A total of six (6) reports will be developed during the 2008-2014 Housing Element cycle.

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**24- 25. Single-Family Housing Addition Program**

Create a program that will use Redevelopment Agency 20 percent set-aside funds to offer grants and low interest loans to single-family homeowners that would allow for the construction of housing additions. Very-low and low income households would be eligible for grants and moderate income households would be eligible for low interest loans.

<u>Objective:</u>	Prevent overcrowding of existing neighborhoods.
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Source of Funding: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: 2014

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

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**25- 26. Single Room Occupancy Program**

Explore the feasibility of implementing a Single Room Occupancy (SRO) Program that would assist with the development of affordable housing developments that are designed for extremely low income residents.

Objective: Provide for housing for disabled residents.

Source of Funding: Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: This City will determine the feasibility of this program by 2012.

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

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**26- 27. Sub-Standard Property Abatement Program**

Continue with the program that allows for the removal of sub-standard properties and properties in continual violation of the Municipal Code which threaten the health, safety and welfare of the community.

Objective: The removal of unsafe properties that cannot be economically rehabilitated.

Source of Funding: General Fund/Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development/Department of Community and Safety Services

Schedule: On-going

Quantifiable Objective: The City will continue to address sub-standard residential properties. Code Enforcement will address these properties on a case-by-case basis. Based on the proactive measures utilized by Code Enforcement and the zero (0) sub-standard properties requiring attention during the previous Housing Element cycle, the City is projecting at minimum one (1) case during the 2008-2014 Housing Element cycle.

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**27- 28. Transitional Housing Program**

The City will provide for a Transitional Housing Program in order to provide supportive housing in accordance with Government Code Section 65583(c)(1).

Objective: Provide for transitional housing in the City.

Source of Funding: General Fund/Redevelopment Agency 20 Percent Set-Aside Fund

Responsible Agency: Department of Community Development

Schedule: 2009

Quantifiable Objective: Not applicable. The quantifiable objective would be determined after the program has been implemented.

**Section 8.7 - Quantified Objectives Summary**

Based on the above objectives and past monitoring reports, the City should be able to construct, rehabilitate or preserve approximately 489 units (279 new units and 210 rehabilitation/preservation of units) during the 2008-2014 Housing Element cycle. Most of these units will be new construction in a wide variety of housing types and income groups. See Attachment 2.

**Section 8.8 - Redevelopment Low/Mod-income Housing Fund**

Government Code Section 65583(c) requires a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The policies, goals, and objectives of the housing element can be addressed through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in the low-and moderate-income housing fund of an agency, if the locality has established a redevelopment project area pursuant to Community Redevelopment Law.

The Housing Element must include an estimate of the amount of funds expected to accrue to the Low and Moderate Income Housing Fund (LMIHF) and describe the

planned uses for those housing funds over the current planning period. Below is the projected Low/Mod-income Housing Fund for the Cerritos Redevelopment Agency during the 2008-2014 Housing Element cycle:

As of the end of FY 2007-2008, the Cerritos Redevelopment Agency's LMIHF has fund balance of approximately \$13 million for future expenditures. In addition, the LMIHF receives approximately \$5.5 million annually. During the 2008-2014 Housing Element cycle, the City will utilize this fund for the Cuesta Villa housing development, the Residential Assistance Grant Program (G-RAP) and the Residential Assistance Loan Program (L-RAP). The G-RAP program would be funded annually for \$75,000 and the L-RAP for \$250,000 annually.

It should be noted that other funding sources such as the General Fund will be utilized to implement other program/projects and the programs mentioned in Section 8.6 - Cerritos Housing Program.

### **Section 8.9 - Required Programs**

The 2008-2014 Cerritos Housing Element will include two (2) new State-mandated programs, which include the Emergency (Homeless) Shelter Program and the Transitional Housing Program. Below are excerpts from the California Government Code that require the addition of these programs:

#### Emergency Shelter (Homeless) Program

##### *Government Code Section 65583(a)(4)(A)*

*[The Housing Element shall contain as assessment of housing needs, which shall include the] identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:*

*(i) The maximum number of beds or persons permitted to be served nightly by the facility.*

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

### Transitional Housing Program

Government Code Section 65583(c)

*[The Housing Element shall contain a] program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:*

*(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. ...*

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**Chapter 9**

# NEIGHBORHOOD AND COMMUNITY RESOURCES



## CHAPTER 9 – NEIGHBORHOOD AND COMMUNITY RESOURCES

### Section 9.1 - Redevelopment Plans

Identifying and preserving existing neighborhood and community resources is important to long-term planning, when considering that Cerritos is almost built-out and that over a quarter of the housing stock was built before 1970. The City has developed two neighborhood improvement plans and has made available resources for individual households, including:

#### Los Cerritos Redevelopment Plan and Los Coyotes Redevelopment Plan

A long-term redevelopment vision for the City resulted from focused public input and background data that targets various areas of Cerritos. The Los Cerritos Redevelopment Area consists of 940 acres of land and the Los Coyotes Redevelopment area consists of 1,615 acres. The Plans' main goals are the removal of sub-standard housing and conditions in the area, the development of various land types in a coordinated manner, the development of public services and facilities that can best service the area, and developing a more effective circulation corridor. Some additional goals of these Plans are to eliminate blight and negative conditions through public improvements, encouraging redevelopment, strengthening the community, and developing a more effective circulation corridor.

### Section 9.2 - At-risk Housing

California Housing Element Law requires all jurisdictions to include a study of all low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. Currently, Cerritos does not have any units that are at-risk of conversion until 2031; however, there are three (3) general resources that are available to help prevent the conversion of public assisted units:

#### Prepayment of HUD mortgages: Section 221(d)(3), Section 202 and Section 236

Section 221(d)(3) is a privately owned project by which the US Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled and chronically mentally ill residents.

#### Opt-outs and expirations of project based Section 8 contracts

Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the



contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.

Other

There are other various financing sources that may assist affordable units that are at-risk of conversion to market rate units. These financing sources include the Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives.

Inventory of Affordable Housing Units

All affordable housing or subsidized complexes in the City of Cerritos were or are being built with the Redevelopment Agency's 20 percent Set-Aside fund. A total of 340 subsidized housing units exist in the City, and there are upwards of 247 assisted units planned for development. The only type of possible "at-risk" conversion in the City is a restriction expiration of the low-income use period. None of the four (4) properties were found to have their subsidized status potentially expire within the next ten (10) years and therefore there are no units in the City that are "at-risk".

**TABLE 48  
INVENTORY OF PUBLIC ASSISTED COMPLEXES  
PRESERVATION RESOURCES**

	<b>Emerald Villas</b>	<b>Pioneer Villas</b>	<b>Vintage Cerritos</b>	<b>Fountain Walk</b>
<b>Address</b>	Carmenita Road	Pioneer Blvd. & Eberle St.	Studebaker Rd. & 166 <sup>th</sup> St.	183rd & Carmenita Rd.
<b>Year Opened</b>	2000	2001	2002	2007
<b>Target Group</b>	Seniors	Seniors	Seniors	Seniors
<b>Target Level</b>	Very low-Moderate	Very low-Market rate	Very low-Market rate	Low-Market rate
<b>Subsidized Units</b>	126 units	93 of 98 units	105 of 147 units	16 of 18 units
<b>Type of Assistance</b>	RA Housing Set-Aside	RA Housing Set-Aside	RA Housing Set-Aside	RA Housing Set-Aside
<b>Expiration Date</b>	2030	2031	2032	2052
<b>Type of Conversion Risk</b>	Restriction Expiration	Restriction Expiration	Restriction Expiration	Restriction Expiration

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: (1) organizational and (2) financial. Qualified, nonprofit entities need to be made aware of the future possibilities of units becoming “at risk”. Groups with whom the City has an on-going association are logical entities for future participation. A list of potential organizational preservation resources is provided in the Appendix.

### **Section 9.3 - Strategies to Retain Affordable Units**

The following is a list of financial resources identified on the website of the California Department of Housing and Community Development (HCD) that the City could potentially utilize as part of its overall financial plan to deal with retaining affordable units in the future. The following programs are local, state and federal programs.

#### Affordable Housing Innovation Fund

The new Affordable Housing Innovation Fund (AHIF) creates three programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing: the California Affordable Housing Revolving Development and Acquisition Program, the Construction Liability Insurance Reform Pilot Program, and the Innovative Homeownership Program. This fund also provides funding to the existing Local Housing Trust Fund Program (see below). Because legislation was recently enacted, specific program design is in progress.

#### Building Equity and Growth in Neighborhoods Program (BEGIN)

The Building Equity and Growth in Neighborhoods Program (BEGIN) makes grants to cities and counties that reduce local regulatory barriers to affordable ownership housing. The grants are used to provide down payment assistance loans to qualifying first-time low- and moderate-income buyers of homes in new single-family developments that have benefited from barrier reduction.

#### CalHome Program

The CalHome Program enables low- and very-low income households to become or remain homeowners. Grants are made to local public agencies and nonprofit developers to assist individual households with deferred-payment loans. Loans are made to local public agencies and nonprofit developers to develop multiple-unit ownership projects, including affordable single-family subdivisions.

#### CalHome Self-Help Technical Assistance Allocation (CHSHTAA)

The CalHome Self-Help Technical Assistance Allocation (CHSHTAA) funds local government agencies and nonprofit organizations to provide training and construction supervision so low- and moderate-income families can build their homes with their own labor. The value of this "sweat-equity" reduces the cost of homeownership for these first-time homebuyers.

#### State Community Development Block Grant (CDBG) Program

The State Community Development Block Grant (CDBG) Program provides federal Community Development Block Grant (CDBG) program benefits to cities with a

population of less than 50,000 and counties with a population of less than 200,000 that do not receive CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). At least 51 percent of the State CDBG funds must be used for housing or housing-related activities.

### Emergency Housing and Assistance Program-Capital Development (EHAPCD)

The Emergency Housing and Assistance Program-Capital Development (EHAPCD) funds capital development activities for emergency shelters and transitional housing that provide shelter and supportive services for homeless individuals and families.

### Emergency Housing and Assistance Program - Operating Facility Grants (EHAP)

The Emergency Housing and Assistance Program - Operating Facility Grants (EHAP) provides facility operating grants to local government agencies and nonprofit corporations for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.

### Federal Emergency Shelter Grant (FESG) Program

The Federal Emergency Shelter Grant (FESG) Program provides grants to local government agencies and nonprofit organizations to provide emergency shelter and transitional housing for homeless individuals and families.

### HOME Investment Partnerships Program (HOME)

The federal HOME Investment Partnerships Program (HOME) assists cities, counties and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. Eligible applicants include cities and counties that do not receive HOME funds directly from HUD, and community organizations in these localities. Eligible activities include new housing construction, rehabilitation, and acquisition and rehabilitation.

### Infill Incentive Grant Program

The Infill Incentive Grant Program does not directly fund housing, but provides loans and grants for capital outlay for infrastructure that supports or facilitates infill housing development. Examples of projects that may be funded include water, sewer or other public infrastructure costs associated with infill housing development; transportation improvements and traffic mitigation projects related to infill housing development and parks related to infill housing development. Brownfield cleanup is also funded; the Brownfield component is administered by the Office of the State Treasurer.

### Jobs/Housing Balance Improvement Program/Workforce Housing Reward Program

The Jobs/Housing Balance Improvement Program/Workforce Housing Reward Program does not directly fund housing development, but provides incentives to local governments for permitting additional housing supply and affordable housing. This program was administered by the Division of Housing Policy Development.

Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)

The Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG) finances the new construction, rehabilitation and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households. Makes grants for any construction-related cost, including land acquisition, site development, construction, rehabilitation and mortgage write-downs. Eligible applicants include local government agencies, nonprofit corporations, and federally recognized Indian tribes.

Local Housing Trust Fund Matching Grant Program

The Local Housing Trust Fund Matching Grant Program helps finance local housing trust funds dedicated to the creation or preservation of affordable housing.

Mobile Home/Manufactured Home Park Resident Ownership Program (MPROP)

The Mobile Home/Manufactured Home Park Resident Ownership Program (MPROP) finances the preservation of affordable mobile home parks by conversion to resident ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

Multi-Family Housing Program (MHP)

The Multi-Family Housing Program (MHP) assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households. Makes 55-year, three percent simple-interest loans to local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, Indian reservations and rancherias, and some types of limited partnerships, to build, rehabilitate, or acquire and rehabilitate affordable rental housing, or convert nonresidential structures to housing. The MHP Program also includes the Multi-Family Housing Program for Homeless Youths, the Governor's Homeless Initiative Multi-Family Housing Program and the Multi-Family Supportive Housing Program which provide funding for rental housing development in which partners provide services targeted to these special needs populations.

Office of Migrant Services (OMS) Program

The Office of Migrant Services (OMS) Program provides safe, decent and affordable seasonal rental housing to migrant farm worker families during the peak harvest season. The state grants funds for construction, expansion, rehabilitation, and operation of migrant centers, while counties and grower associations generally contribute the land.

Predevelopment Loan Program (PDLP)

The Predevelopment Loan Program (PDLP) provides local government agencies and nonprofit organizations with three percent, short-term (up to two years) loans to finance the start of low-income housing projects. Predevelopment costs include, but are not limited to, site control and acquisition, engineering studies, architectural plans, application fees, legal services, permits, bonding and site preparation.

Transit Oriented Development Program (TOD)

The Transit Oriented Development Program (TOD) provides loans and grants for the development of transit oriented housing development and infrastructure that supports the development of transit oriented housing.

Note: Currently, the largest sources of state funds administered by HCD are General Obligation Bonds, Proposition 1C, and its predecessor Proposition 46. While bond funds are available, HCD and CalHFA have made \$500 to \$900 million in loans and grants available annually for affordable housing.

Los Angeles County Housing Authority (LACHA)

The LACHA administers two programs: (1) Public Housing Program and (2) Section 8 Certificate and Voucher Program. The Public Housing Program manages over 60 public housing locations throughout the County. The Section 8 Certificate Program is a tenant based rental subsidy administered by LACHA. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate for any “decent, safe and sanitary housing”. The tenant’s portion of the rent is based on 30 percent of the adjusted family gross income. LACHA subsidizes the difference between the tenant’s portion and the rent. Basically the Section 8 Voucher Program is the same as the Certificate Program, except the tenant’s housing choice is not restricted by the Fair Market Rents. As of September 2000, LACHA estimates there are 37 families in Cerritos using Section 8 vouchers.

Community Development Block Grant (CDBG) Funds

The City Cerritos has on several occasions attempted to utilize CDBG funds to develop programs for Cerritos residents such as a School for the Performing Arts at Gahr High School offering eligible students from throughout Los Angeles County an opportunity to enroll in the program. However, the County of Los Angeles determined that the students in the Cerritos area did not meet the necessary income requirements and the program was not approved. Therefore, the City of Cerritos exchanged said funds with other municipalities for general funds. However, the City will explore the possibility of utilizing CDBG funds for the construction of a community center, which is part of the Cuesta Villas affordable housing development.

Community Reinvestment Act (CRA)

Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City’s efforts in developing preservation programs will be to meet with local lenders to discuss future housing needs and applicability of the Community Reinvestment Act.

Low-Income Housing Tax Credit Program (LIHTC)

The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income projects, contributing to the preservation program. The program begins

when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

The Affordable Housing Program (AHP) and the Community Investment Program

These programs are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. Local service is provided by the San Francisco Federal Home Loan Bank District. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing. The developer of the City's first affordable senior housing project (Emerald Villas) submitted an application in conjunction with the City of Cerritos to the San Francisco Federal Home Loan Bank and was awarded funds on two separate occasions.

Redevelopment Agency Tax Increment Funds

As required by State law, the Cerritos Redevelopment Agency sets aside 20 percent of the gross tax increment revenues received from the Redevelopment Areas into a low to moderate income housing fund for affordable housing activities. The Cuesta Villas affordable housing development will be funded by this revenue source.

**Section 9.4 - Suitable Lands**

Currently, the City of Cerritos is almost completely built-out. According to the City's vacant and underutilized land survey there is only one (1) vacant parcel in Cerritos appropriately zoned for residential uses. The available vacant land could provide three (3) additional housing units in the City.

As a result of the limited supply of vacant land in Cerritos, the City has identified underutilized land that has the potential for redevelopment. Underutilized land is defined as land not being used to its maximum potential. For instance, one unit on a 25,000 square foot lot that is zoned for one unit per 6,500 square feet is an example of underutilized land. The City has found 20 acres of underutilized land that has potential for residential redevelopment. Please see Attachment 2.





# ATTACHMENTS



### Attachment 2 - Available Land Inventory Summary

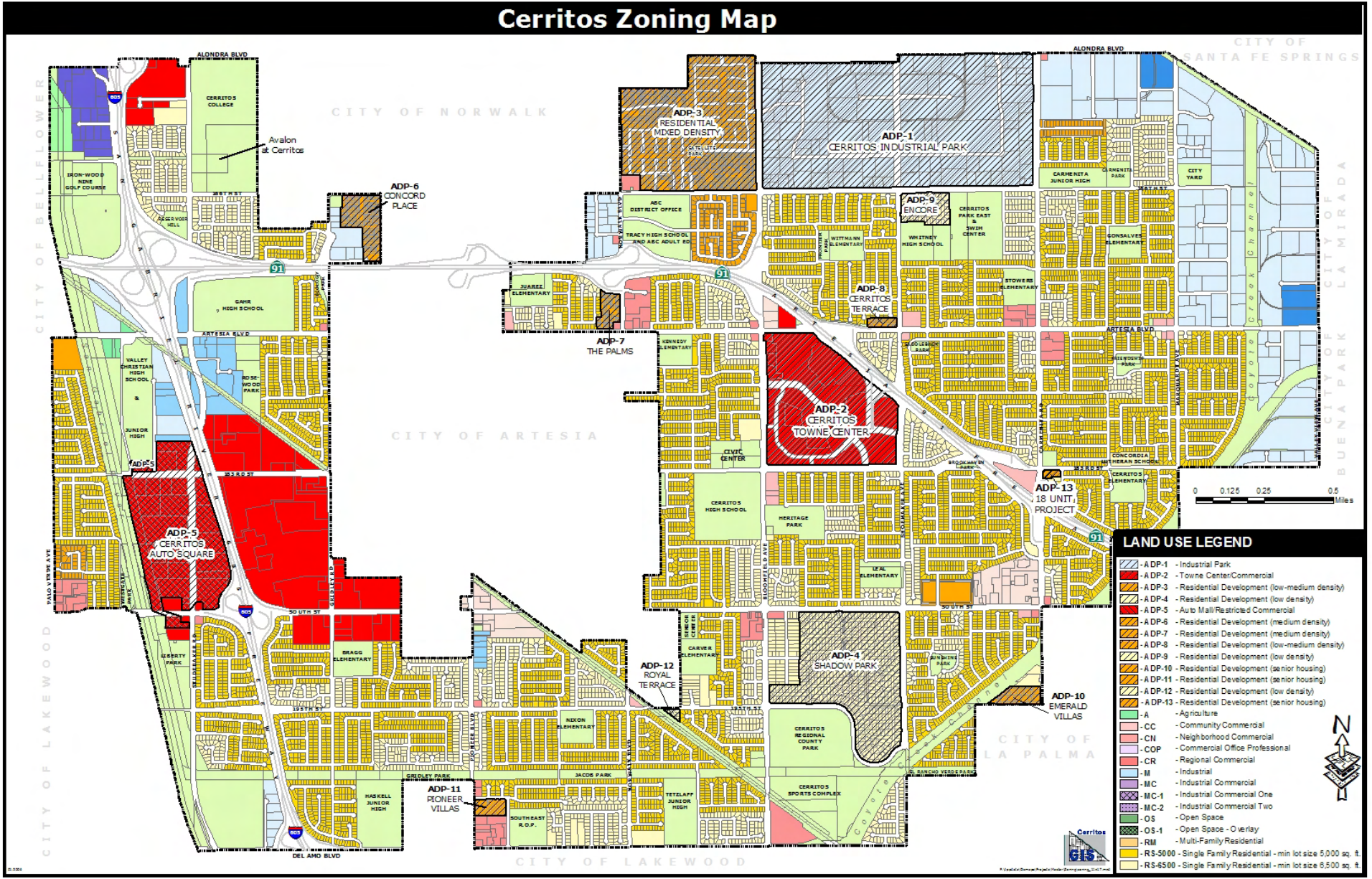
Site	APN	Current Zoning Designation	Allowable Density*	Current General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
1	7023007040	ADP-13	16.40	Medium Density	1.0976	18	Residential	Yes	None
2	7049022042	RS-5000 Single Family Residential	7.04	Low Density	0.4263	3	Residential	Yes	None
3	7012001900	Open Space	15.83	Educational Use	15.6062	247	School district facilities/ underutilized site	Yes	Site will require General Plan and zoning amendments.
4	7054013001 7054013002 7054013003 7054013004	RS-6500 Single Family Residential	3.77	Low Density	0.7332 0.4841 0.4373 0.4685 2.1231	8	Residential	Yes	None
5	7033004039	RS-6500 Single Family Residential	4.30	Low Density	0.6972	3	Vacant land	Yes	None
<b>Realistic Unit Capacity Total:</b>						<b>279</b>			

\*Maximum units per acre



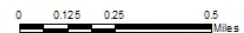
# Attachment 3

## Cerritos Zoning Map



### LAND USE LEGEND

[Pattern]	ADP-1 - Industrial Park
[Pattern]	ADP-2 - Towne Center/Commercial
[Pattern]	ADP-3 - Residential Development (low-medium density)
[Pattern]	ADP-4 - Residential Development (low density)
[Pattern]	ADP-5 - Auto Mall/Restricted Commercial
[Pattern]	ADP-6 - Residential Development (medium density)
[Pattern]	ADP-7 - Residential Development (medium density)
[Pattern]	ADP-8 - Residential Development (low-medium density)
[Pattern]	ADP-9 - Residential Development (low density)
[Pattern]	ADP-10 - Residential Development (senior housing)
[Pattern]	ADP-11 - Residential Development (senior housing)
[Pattern]	ADP-12 - Residential Development (low density)
[Pattern]	ADP-13 - Residential Development (senior housing)
[Pattern]	A - Agriculture
[Pattern]	CC - Community Commercial
[Pattern]	CH - Neighborhood Commercial
[Pattern]	COP - Commercial Office Professional
[Pattern]	CR - Regional Commercial
[Pattern]	I - Industrial
[Pattern]	IC - Industrial Commercial
[Pattern]	MC-1 - Industrial Commercial One
[Pattern]	MC-2 - Industrial Commercial Two
[Pattern]	OS - Open Space
[Pattern]	OS-1 - Open Space - Overlay
[Pattern]	RM - Multi-Family Residential
[Pattern]	RS-5000 - Single Family Residential - min lot size 5,000 sq. ft.
[Pattern]	RS-6500 - Single Family Residential - min lot size 6,500 sq. ft.



**Attachment 4**

**HOUSING ELEMENT DISTRIBUTION LIST**

**Adjacent Cities and County**

City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

City of Lakewood  
5050 N. Clark  
Lakewood, CA 90701

City of Norwalk  
12700 Norwalk Boulevard  
Norwalk, CA 90650

City of Buena Park  
6650 Beach Boulevard  
Buena Park, CA 90620

City of La Palma  
7822 Walker Avenue  
La Palma, CA 90620

City of Bellflower  
16600 Civic Center Drive  
Bellflower, CA 90706

City of Artesia  
18747 Clarkdale Avenue  
Artesia, CA 90701

City of Cypress  
5275 Orange Ave.  
Cypress, CA 90630

Los Angeles County  
Regional Planning Department  
Room 1390, Hall of Records  
Los Angeles, CA 90012

Orange County  
Housing and Community Development  
1770 N. Broadway  
Santa Ana, CA 92706

**Non-profit Housing Organizations**

Los Angeles County Housing Authority  
2 Coral Cr.  
Monterey Park, CA 91755

A Community of Friends  
3345 Wilshire Blvd., Ste. 100  
Los Angeles, CA 90010

Access Community Housing, Inc.  
2250 E. Imperial Highway, #200  
El Segundo, CA 90245

Affordable Homes  
P.O. Box 900  
Avilla Beach, CA 93424

BUILD Leadership Development Inc.  
1280 Bison, Ste. B9-200  
Newport Beach, CA 92660

Century Housing Corporation  
300 Corporate Pointe, Ste. 500  
Culver City, CA 90230

**Attachment 5**

**HOMELESS INFORMATION CONTACT LIST**

Los Angeles Homeless Services  
Authority  
548 E. Spring Street, Ste. 400  
Los Angeles, CA 90013  
(213) 683-3333

Shelter Partnership, Inc.  
523 West 6th Street, Ste. 616  
Los Angeles, CA 90014  
(213) 688-2188

City of Cerritos  
18125 Bloomfield Avenue  
Cerritos, CA 90703  
(562) 916-1201

Cerritos Sheriff Department  
18325 Bloomfield Avenue  
Cerritos, CA 90703  
(562) 860-0044

Salvation Army  
11723 Firestone Boulevard  
Norwalk, CA 90650  
(562) 863-1893

St. John Lutheran Church  
18422 Bloomfield Avenue  
Cerritos, CA 90703  
(562) 865-5646

Holy Family Catholic Church  
18708 S. Clarkdale Avenue  
Artesia, CA  
(562) 865-2185

Su Casa  
3840 Woodruff Ave. Suite 203  
Long Beach, CA 90808  
(562) 421-6537

Rio Hondo Emergency Shelter  
12300 Fourth Street  
Building 213  
Norwalk, CA 90650  
(562) 863-8805

Los Cerritos YMCA  
18730 Clarkdale Avenue  
Artesia, CA 90701  
(562) 925-1292



## City of Cerritos – A City With Vision

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Community Partnership Development Corporation  
7225 Cartwright Ave.  
Sun Valley, CA 91352

FAME Housing Corporation  
2248 S. Hobart Blvd.  
Los Angeles, CA 90018

Hope-Net  
760 S. Westmoreland Ave.  
Los Angeles, CA 90005

Jamboree Housing Corporation  
17701 Cowan Ave.  
Irvine, CA 92612

Pico Union Housing Corporation  
1345 S. Toberman  
Los Angeles, CA 90015

Skid Row Housing Trust  
1317 E. 7<sup>th</sup> Street  
Los Angeles, CA 90021

Public Law Center  
601 Civic Center Drive West  
Santa Ana, CA 92701-4002

Southern California Association of NonProfit Housing (SCANPH)  
3345 Wilshire Boulevard, Suite 1005  
Los Angeles, CA 90010

Community Rehabilitation Services, Inc.  
4716 Cesar E. Chavez Ave.  
Los Angeles, CA 90022

Foundation for Quality Housing Opportunities, Inc.  
4370 Tujunga Ave., Ste. 310  
Studio City, CA 91604

Housing Corporation of America  
31423 Coast Highway, Ste. 7100  
Laguna Beach, CA 92677

Los Angeles Housing Partnership, Inc.  
1200 Wilshire Blvd., Ste. 307  
Los Angeles, CA 90017

Shelter for the Homeless  
15161 Jackson St.  
Midway City, CA 92655

Southern California Housing Development Corporation  
9065 Haven Ave., Ste. 100  
Rancho Cucamonga, CA 91730

The Kennedy Commission  
17701 Cowan Avenue, Suite 200 Irvine,  
CA 92614

**Various Service Providers**

Cerritos Senior Center  
12340 South St.  
Cerritos, CA 90703

Su Casa Family Transitional Center  
3840 Woodruff Ave., Suite 203  
Long Beach, CA 90808

Metro Water District  
P.O. Box 54153  
Los Angeles, CA 90054

Southern California Edison  
Rodger Haley, Regional Manager  
2800 E. Willow St.  
Long Beach, CA 90806

Bellflower Unified School District  
16703 S. Clark Ave.  
Bellflower, CA 90706

County of Los Angeles  
Sanitation District  
P.O. Box 4998  
Whittier, CA 90607

Consolidated Sewer Maintenance  
County Engineer  
P.O. Box 1460  
Alhambra, CA 91802

California Department of Transportation  
100 S. Main Street  
Los Angeles, CA 90012

Four Corners Pipe Line Company  
5900 Cherry Ave.  
Long Beach, CA 90805

Artesia Cemetery District  
P.O. Box 728  
Artesia, CA 90702-0728

Los Angeles County Fire Department  
Fire Prevention Division, Water Access  
Section  
5823 Rickenbacker Road  
Commerce, CA 90040

Cerritos Community College  
11110 Alondra Blvd.  
Norwalk, CA 90650

Water Replenishment District  
4040 Paramount Blvd.  
Lakewood, CA 90712

Local Government Services  
P.O. Box 10448  
Arlington, VA 22210-1448

Southern California Gas Company  
1919 S. State College Boulevard  
Anaheim, CA 92806-6114

Classic Estates  
13217 South Street  
Cerritos, CA 90703

County of Los Angeles  
Department of Public Works-Sewer  
Maintenance  
Ninth Floor, P.O. Box 1460  
Alhambra, CA 91802

Greater Los Angeles County  
Vector Control District  
12545 Florence Avenue  
Santa Fe Springs, CA 90670-3919

## City of Cerritos – A City With Vision

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ABC Unified School District  
16700 Norwalk Blvd.  
Cerritos, CA 90703

Southern Pacific Transportation Co.  
13181 Crossroads Parkway, North  
Suite 500  
City of Industry, CA 91746-3468  
Attn: Bob Stacy

Rancho Southeast Association of  
Realtors  
11812 South Street, Suite 200, Cerritos,  
CA 90703

Cerritos Regional Chamber of  
Commerce  
3259 East South Street, Cerritos, CA  
90703

## Attachment 6

### DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the Cerritos Housing Element.

- U.S. Department of Commerce, Bureau of Labor Statistics: 1980, 1990 and 2000 Census Reports.
- Southern California Association of Governments (SCAG); RHNA and Population Data.
- California Employment Development Department: Unemployment Rate.
- Cerritos Chamber of Commerce: Major Employers Data.
- U.S. Department of Housing and Urban Development: Median Income Information.
- California Department of Housing and Community Development (HCD): Housing Data and Available Housing Funding Sources.
- Dataquick: Sales Prices for Single-Family Homes and Condominiums.
- City of Cerritos: Homeless Survey and Rental Survey. Zoning for Residential Destinations, Filing Fee Schedule and Single-Family Construction Costs Per Square-Foot.
- Los Angeles County: County's Five (5) Year Strategic Plan.